



December 21, 2016

EPA Region 6
Attn: Mr. Paul Johnson
1455 Ross Avenue, Suite 1200 (6SF-VB)
Dallas, TX 75202-2733

RE: FY2017 Application for U.S. Environmental Protection Agency Brownfields
Combined Community-Wide Hazardous Substance and Petroleum Assessment Grant

Dear Mr. Johnson:

As Interim Director of the City of Austin's Resource Recovery Department I am submitting the attached grant proposal for a U.S. Environmental Protection Agency, Brownfields Community-Wide \$200,000 Hazardous Substances and \$100,000 Petroleum Assessment Grant. These assessment grants will fund Community Outreach Activities, eight Phase I Environmental Site Assessments (ESAs), seven Phase II ESAs and four Cleanup Plans in East Austin during a three-year performance period.

Located in Central Texas and the American Southwest, Austin is the capital of Texas. Austin is the 11th most populous city in the U.S., is one of the fastest growing metropolitan areas in the nation, and has the nation's second-fastest growth of suburban poverty. East Austin, our target area, is the City's oldest, poorest and most economically disadvantaged area rivalling some of the poorest areas of the country. Our story is typical of many American cities with historic racial segregation and forced relocation of minorities to East Austin. The area was zoned unrestricted for industrial use, creating a disproportionate toxic burden on East Austin communities. The result is a dense patchwork of industrial Brownfields interwoven with low-income residential properties and schools.

The City needs this funding to make the development of six large-scale affordable housing projects financially feasible. These target-area sites are located near active metal and plastics fabricators, fleet maintenance facilities, gas stations and service stations. Some buildings likely contain lead-based paint and asbestos. In addition, this grant will provide critical funding to support our newly awarded Revolving Loan Fund (RLF) program, allowing us to pursue additional affordable housing with nearby parks, gardens and to promote small businesses.

A recent inventory of 134 acres in East Austin demonstrated that 44% of the properties have recognized environmental concerns (RECs) interspersed with housing and schools. The volume of potentially contaminated properties needing assessment limits the City's ability to stimulate positive development protecting the character, integrity and sustainability of Austin's east side.

With this funding, the City's will reduce the disproportionate concentration of blighted and contaminated sites in the East Austin target area, address economic displacement by providing

more affordable housing, and arrest urban sprawl. This \$200,000 Hazardous Substance and \$100,000 Petroleum grant enables the City to assist the East Austin community with critically needed affordable, workforce housing on transit lines, small business development near these new residences, and urban gardens and parks.

Thank you for your consideration of our proposal, and for the effort taken to review all the submittals. Please call me, 512-974-1926, or Christine Whitney, Brownfields Program Manager, 512-974-6085 with questions.

Sincerely yours,



Sam Angoori, Interim Director
City of Austin, Austin Resource Recovery Department

cc: Elaine Hart, Interim City Manager

a. Applicant Identification: City of Austin, Resource Recovery, P.O. Box 1088, Austin, TX 78767	
b. Funding Requested:	
i) Grant Type: Assessment	
ii) Assessment Grant Type: Community-Wide	
iii) Federal Funds Requested: \$300,000	
iv) Contamination: Hazardous Substances - \$200,000; Petroleum - \$100,000	
c. Location: Austin, Travis County, Texas	
d. Property Information for Site-Specific Proposals: Not Applicable	
e. Contacts:	
i) Project Director:	ii) Highest Ranking Elected Official
Christine Whitney, Program Manager	Mayor Stephen Adler
Phone: 512-974-6085; FAX: 512-974-1999	Phone: 512-974-2100; FAX: 512-974-2337
Email: Christine.Whitney@austintexas.gov	Email: Stephen.Adler@austintexas.gov
City of Austin, Austin Resource Recovery	City of Austin, City Hall-Mayor's Office
P.O. Box 1088, Austin, TX 78767	P.O. Box 1088, Austin, TX 78767
f. Population:	
i) City of Austin, General Population: 790,390 – 2010; 887,061 – 2015 Estimate; US Census East Austin, Target area Population: 112,745 – 2010; 125,664 – 2015 Estimate; US Census	
ii) Not Applicable	
iii) Neither the Target area nor City of Austin are located in a county (Travis) experiencing persistent poverty of 20% or more for the past 30 years.	
g. Regional Priorities Form/Other Factors Checklist: See Attachment 3	
h. Letter from State Environmental Authority (Texas Commission on Environmental Quality): See Attachment	

III.B. Threshold Criteria for Assessment Grants

1. Applicant Eligibility

The City of Austin, Travis County, Texas is a General Purpose Unit of local government as defined under 2 CFR 200.64 and 40 CFR Part 31.

2. Community Involvement

The City of Austin's Resource Recovery Department will continue to involve the community and other stakeholders during the planning, implementation and other Brownfield assessment activities using the proven methods and approach outlined in the Austin Brownfields Redevelopment Office's *Assessment Grant Community Engagement Plan: From Blight to Bright*. Engaging the community and soliciting feedback on Brownfields activities and redevelopment plans are essential to the overall success of the City's Brownfields program. Two-way open and honest communication between the City and stakeholders forms the basis of our communication style and is, we believe, why the program has enjoyed such community participation and success and how we have forged such strong partnerships with our community-based organizations (CBOs).

The purpose of the City's Brownfields program, as outlined in the Community Engagement Plan (CEP), is to transform blighted properties into revitalized sites despite the potentially daunting environmental, economic and legal challenges. The plan outlines services offered, promotes accessibility and fosters transparency and accountability of the City's decision-making procedures. Through implementation of the CEP, members of the community are offered the opportunity to provide feedback and meaningful participation in the planning, assessment and redevelopment of Brownfields properties. Public participation builds community pride, support, and invites innovative ideas that aid in a better overall process.

Local community development networks and support organizations are involved in identifying stakeholders, their interests and needs. Key potential stakeholders include:

- City Brownfields Program Manager
- City Public Relations & Marketing Team
- Community-Based Organizations/ Partners
- Community Businesses & Members
- Neighborhood Associations
- Site Project Managers & Partners
- Local, State & Federal Agencies
- Environmental Activists

The CEP is based on five levels of public involvement: inform, consult, involve, collaborate and empower. The City engages the community as advisers throughout the Brownfields planning, implementation, assessment and cleanup plan activities. Community engagement is most effective when it is a flexible process enabling relationships and trust to build and strengthen over time through communication tools tailored to a particular site, level of participation and timeframe. Overlapping strategies will enable the City to cover all of the five levels of public involvement from "inform" to "empower."

The City will utilize proven successful communication methods such as:

- Community meetings
- Public notices, flyers, & educational materials
- Web-based notices
- Direct email lists
- News releases
- Interpreter/Translators

Public notices, postcards, flyers and educational materials will serve as the frontline of the City's campaign to inform and educate the community. These materials will publicize meeting announcements, project status reports and other significant communications to area residents and community groups. Where necessary, materials will be presented in English and Spanish to make certain all community members are aware of ongoing activities and initiatives. The City will also educate and inform the community through local organizations and publications such as the East Austin Environmental newsletter and the City of Austin's Speak Up Austin online forum.

Community meetings, discussions and workshops will provide an opportunity for large numbers of the community to participate in the Brownfields redevelopment process: acquiring information, asking questions, stating concerns and providing input regarding the site assessment process and redevelopment plans.

Web-based engagements, such as the City of Austin's webpage, Facebook and other social media will enable the community to choose when, where and how long they want to participate in the process and is particularly useful for those that are homebound. They are cost effective, less time-consuming and can target large numbers of the community and provide access to those not able or not wanting to attend a workshop or public meeting.

Direct email lists allow the City of Austin's staff to communicate with individual stakeholders, as well as members of the community that might have missed a community meeting, discussion or workshop. The City will use the Austin Resource Recovery's MailChimp account to disseminate important information and project updates.

News releases will help attract media coverage which may assist in community awareness. In the past year, the City's Brownfields Program Manager has been interviewed for radio and television and print publications. This nearly free method reaches a large, diverse group.

The City is well prepared to consult and inform citizens with limited English proficiency (i.e., *speak English less than well*) and will use competent, trained and culturally sensitive translators. Staff will also refer to the City's *Employee Language Bank*, an internal list of employees tested and approved to use their conversational, translation, and grammatical skills in interpreting foreign languages to assist in explaining these projects. Our program is fortunate to be well connected with community organizations whose members are often bilingual and happy to translate for us.

In addition, the City will pursue press coverage in Spanish-language, and other relevant languages. While Spanish is the most spoken language after English in the Austin area, there are many other languages spoken the city. These tools will help engage the community residents with limited English proficiency who are traditionally underrepresented in civic engagement and city planning processes. All of these methods of public engagement have been utilized in previous City of Austin initiatives with high levels of success.

1. COMMUNITY NEED

1.a. Target area and Brownfields

1.a.i. Community and Target area Description: The City of Austin in central Texas has served as the state capital since 1839. It ranks 11th in population and is one of the fastest growing urban areas in the nation. The East Austin target area, comprised of six zip codes all east of downtown, is interspersed with residential, commercial and industrial properties. It is constrained on all sides by four major interstates and state highways. East Austin has long suffered environmental injustice, stemming from the 1928 City Plan and the 1931 Zoning Plan, which respectively legislated racial segregation and zoned East Austin for industrial and unrestricted land use. The City relocated all African American and Mexican churches to East Austin and only provided basic services to minorities living in this area. With unfettered zoning, industrial facilities such as power plants, fuel storage tank farms, auto repair shops and cement plants were developed adjacent to schools and residences. Numerous Brownfields interspersed with homes pose a threat to the health and well-being of residents in East Austin. However, Austin is growing so quickly that long-term residents are being pushed out of their homes causing the second-fastest growth in suburban poverty in the nation¹. In a two-year period, Austin lost 7,000 rental units considered affordable to households earning less than \$25,000 to redevelopment and price increases, and without intervention that trend will continue². To ensure that legacy residents benefit from the removal of Brownfields and enable people to remain in areas where they have lived historically, the City, County and Austin Independent School District (AISD) are partnering to redevelop their surplus properties into affordable housing³. These housing “hubs” in our target area will be located on transit, energy efficient, and interspersed in the community as required by the City’s 30-year Comprehensive Plan, *Imagine Austin*. The City of Austin seeks EPA funding to assess environmental contamination at blighted commercial and industrial properties in East Austin to provide affordable housing and to ensure the livability of these redevelopments by creating nearby parks and community gardens and promoting the development of local, small businesses.

1.a.ii. Demographic Information and Indicators of Need:

Table 1: Comparative Demographic Census Data⁴

Category	East Austin*	City of Austin	Travis County	State of Texas	USA
Population	123,251	864,218	1,092,810	26,092,033	314,107,084
Unemployment	10.0%	6.8%	6.8%	7.7%	5.0%
Poverty Rate - All People	30.2%	19.0%	17.5%	17.7%	15.6%
Poverty Rate - <5yrs old	49.2%	27.8%	25.2%	28.1%	24.9%
Poverty Rate - >65yrs old	24.1%	8.9%	7.9%	11.2%	9.4%
Percent Minority	66.3%	51.3%	49.9%	55.7%	37.2%
Median Household Income	\$39,737	\$55,216	\$59,620	\$52,576	\$53,482
Per Capita Income	\$22,912	\$32,672	\$33,943	\$26,513	\$28,555
<9th Grade Education	13.3%	7.0%	6.7%	9.3%	5.8%
<High School Education	11.0%	6.0%	5.9%	9.2%	7.8%
Food Stamp/SNAP benefits	20.7%	10.6%	10.2%	13.5%	13.0%

¹ <http://kut.org/post/austin-second-fastest-growing-city-suburban-poverty>

² <https://www.austintexas.gov/sites/default/files/files/Planning/CodeNEXT/2015RECAAffordabilityWhitePaper.pdf>

³ <http://kxan.com/2016/10/13/aisd-city-county-collaborate-to-identify-land-for-affordable-housing/>

⁴ https://factfinder.census.gov/faces/nav/jsf/pages/guided_search.xhtml

Category	East Austin*	City of Austin	Travis County	State of Texas	USA
No Health Insurance	24.2%	19.7%	18.6%	21.9%	14.2%
Owner Occupied Housing	44.7%	44.8%	51.6%	62.7%	64.4%
* East Austin is defined as six zip codes: 78702, 78721, 78722, 78723, 78741, and 78742.					

Since 2010, the population in the East Austin target area has increased by 9.3% in comparison to 3.8% in the state and 1.7% nationally. However, the increased population in the target area did not bring prosperity to legacy residents. Austin's downtown capacity to build high-rent condominiums is saturated, and the developers are looking east. The level of homeownership is low, and long-term eastside residents are now subject to displacement by high-rent housing and trendy bars. Affordability is collapsing in East Austin, where rents increased by 73.5% over only two years⁵. Longtime residents are forced to move further and further away from where they grew up, from their jobs, and from their social and cultural connections. The demographic data presented in Table 1 shows the residents of East Austin are lagging far behind their counterparts in the City, the state and the nation. The lack of home ownership makes East Austinites particularly vulnerable to increased rents. The disparity is pronounced for families with small children, with 49% living in poverty, which is twice the rest of the city, state and national averages. The percentage of residents receiving Food Stamps/SNAP benefits and lacking health insurance are approximately 50% and 70% higher than national averages, respectively.

1.a.iii. Brownfields and Their Impacts: Based upon the Texas Commission on Environmental Quality's (TCEQ's) Central Registry (CR) database and EPA's Envirofacts database, East Austin has 1,558 facilities that either historically or currently are managing hazardous and petroleum substances⁶. Additionally, TCEQ's CR database identified 326 Brownfields in East Austin with existing contamination including leaking underground storage tanks, hazardous waste facilities, chemical and manufacturing companies and industrial complexes⁷. Furthermore, half of the known Toxic Release Inventory (TRI) reporting facilities in Austin are located east of Interstate 35 (I-35) within the East Austin target area⁸.

A recent property inventory of 134 acres in East Austin, near the newly redeveloped Plaza Saltillo MetroRail stop, identified 105 parcels of land out of 235 properties, or 44%, with recognized environmental concerns (RECs) from historical uses. This 24-block area currently has 108 residential homes adjacent to and interspersed with 50 operating commercial or industrial businesses⁹. Historical uses include manufacturing, auto repair shops, printers, gas stations, dry cleaners, junk and scrap yards, machine shops and underground storage tanks. Potential contaminants associated with these RECs include chlorinated solvents, heavy metals, petroleum hydrocarbons and volatile organic compounds. Two of our priority sites for redevelopment as affordable housing sites are located in this area.

The City, County, and AISD have formed a partnership to develop affordable housing on their surplus land. The City is acquiring five sites from AISD in the target area, and after assessment and development will produce affordable homes close to transit lines and job centers. These five sites are located near metal and plastics fabricators, fleet maintenance facilities, gas stations and

5 <http://www.bizjournals.com/austin/blog/real-estate/2014/10/mapped-where-austins-rents-are-skyrocketing-the.html>

6 <http://www.epa.gov/enviro/index.html>; and <http://www15.tceq.texas.gov/crpub/index.cfm>

7 <http://www15.tceq.texas.gov/crpub/index.cfm>

8 <http://www2.epa.gov/toxics-release-inventory-tri-program>

9 City of Austin Geographic Information System (GIS)

service stations. One other priority site is the Rebekah Baines Johnson Center (RBJ), which provides 250 affordable rental units for elderly and disabled tenants. This property is situated on twenty-two acres along the Colorado River. Many sites along the riverfront were historically used for surface mining and several areas were later discovered to be backfilled with solid waste. Redevelopment plans include a new mixed use development on part of the property and extensive renovations on the current 16-story building, which, due to its age, likely contains asbestos and lead paint. This will double the entire City's affordable housing for the elderly.

According to the Agency for Toxic Substance and Disease Registry, **the contaminants associated with historical use at these sites in the target area can cause health effects, such as neurological and hematological problems, coordination and respiratory problems, headaches, immunological/ liver/kidney damage and cancer. Some of these issues have been identified affecting the citizenry of East Austin.**

1.b. Welfare, Environmental, and Public Health Impacts

1.b.i. Welfare Impacts: Poverty rates presented in Table 1 for the elderly (24%), children (49%) and individuals (30%) are all double the rates for the nation. Other welfare indicators in Table 1, such as unemployment, minority population, food stamp use, and no health insurance are all higher for residents of East Austin. Conversely, per capita, median household income and home ownership are lower.

For residents in East Austin, Brownfields have produced disconnected neighborhoods and feelings of alienation from the rest of Austin. High poverty (30%), unemployment (10%) and lack of investment indicate social issues that discourage redevelopment and stifle economic growth. Home to only 14% of the population of the City, East Austin accounts for 29% of Austin's murders, 33% of Austin's robberies and 30% of Austin's arson cases¹⁰. In fact, the total crime index for East Austin is 163% higher than the national average¹¹. Rampant poverty in the area has discouraged services traditionally available in middle class neighborhoods from entering. Convenience stores, pawn shops, and abandoned buildings dot the landscape instead of banks, grocery stores, medical facilities, parks or gardens.

1.b.ii. Cumulative Environmental Issues: Since the 1931 Zoning Plan, unrestricted land use and industry has had a cumulative impact on the environment in our target area. In addition to its array of Brownfields (incinerators, power plants, sand and gravel mining, plating facilities, tank farms, landfills, waste water treatment facilities, abandoned buildings and illegal dumpsites), East Austin is surrounded on all sides by major highways. As the City's population rapidly increases, these roadways experience high traffic congestion even during off-peak hours. As a result, respiratory health of thousands of East Austin residents is under daily threat.

The environmental justice literature on "triple jeopardy" suggests that minority groups, already burdened with psychological stress and poor nutrition, are more likely to live adjacent to major highways and experience disproportionately larger adverse health effects from exposure to air pollution¹². In our target area, the poor minority population lives in homes adjacent to industrial and toxic release facilities emitting critical air pollutants and have a greater cancer risk from exposure to hazardous air pollutants¹³. East Austin is home to watersheds that replenish the

⁷ Austin Police Department Records for 2014-2015

⁸ <http://www.homefacts.com/city/Texas/Travis-County/Austin.html>

¹² <http://www.cdc.gov/mmwr/preview/mmwrhtml/su6203a8.htm>

¹³ <http://scorecard.goodguide.com>

Colorado River, the primary source of drinking water and irrigation for central Texas. This grant funding is needed to assess the Brownfields that threaten these local watersheds and hinder sustainable developments. With this grant, the Austin Brownfields Redevelopment Office (ABRO) will be work to improve the air quality in the East Austin target area, a regional priority of EPA, by providing walkable neighborhoods with parks and gardens near transit. Affordable housing close to transit lines, employment and amenities will help reduce the carbon footprint.

1.b.iii. Cumulative Public Health Impacts: Children, elderly, minorities, unemployed, low-income families or those living in poverty and undereducated residents make up the sensitive populations in East Austin. They are more likely to be exposed to critical air pollutants or toxic releases, and as a result they have a greater cumulative cancer risk¹⁴. Another source of public health impacts is the aging housing stock in the East Austin. The majority of buildings and homes in East Austin were built prior to the EPA lead-based paint ban in 1978 and the asbestos ban in 1989, posing a great risk to sensitive populations. In fact, 61.5% of the housing in East Austin was built pre-1980, compared to only 39% in Austin and 34.4% in Travis County.

Poor air quality from traffic and industry affects vulnerable residents by irritating their respiratory systems, reducing lung function and aggravating asthma. In East Austin, the asthma rate is 7.2%, which is above the county's 5.6% rate¹⁵. Due to the legacy of Brownfields, residents have limited access to safe, walkable space, healthy foods or recreation. East Austinites have a higher rate of cardiovascular disease of 11% compared to the county rate of 4.4% and the statewide rate of 7.5%¹⁶. While only 14% of the population, East Austin accounts for 22% of all of Austin's deaths due to diabetes and 21.5% of deaths due to hypertension¹⁷. Additionally, Austin's African Americans and Hispanic/Latino communities are more likely to suffer from poor mental health, obesity, poor nutrition and sedentary lifestyles as documented in Table 2.

Table 2: Disparate Rates of Health for African Americans and Hispanic/Latinos in Austin¹⁸

Ethnic Group	More than 5 Poor Mental Health Days Per Month	Obesity	Diabetes Mortality	No Physical Activity	Less Than 5 Fruit or Vegetable Servings Daily
White	17.9%	19.4%	14.4%	20.5%	66.1%
African American	24.3%	41.7%	37.8%	34.5%	75.9%
Hispanic/ Latino	26.6%	36.5%	36.1%	31.8%	75.9%

1.c. Financial Need

1.c.i. Economic Conditions: TCEQ and EPA Region 6 Brownfields resources are limited in their ability to serve the second largest state in the country, 11th most populous city and one of the fastest growing metropolitan area in the nation. Texas does not have strong state lead programs for assessments or cleanups. Much of the state's economy is tied to the petroleum industry. With declining oil and gas prices, taxable income from the oil and gas industries for fiscal year 2016 was nearly 50% lower than during the same period in 2015, according to the Texas Comptroller's Office. To further exacerbate economic conditions, Austin has suffered sustained droughts and fires since 2011 and the City struggles to fund repairs from recent flooding disasters in

¹⁴ <http://scorecard.goodguide.com>

¹⁵ <http://scorecard.goodguide.com>

¹⁶ Prevalence Data by Zip Code; Compiled by Epidemiology and Health Statistics Unit; City of Austin Health Department

¹⁷ Data Source: Texas DSHS Center for Health Statistics Death Data 2004-2008

¹⁸ Centers for Disease Control. 2012 Texas Behavioral Risk Factor Surveillance Survey, Travis County Data, 2008-2012.

October 2013, May 2015 and October 2015. With each flood, lives, homes, businesses and infrastructure were lost, resulting in a **lower tax base for the City**, lost jobs and further budgetary strain. The total cost of the natural disasters not reimbursable by FEMA is already over \$125 million, and will likely increase as the City continues to purchase homes that are uninhabitable or are now in danger of flooding due to shifts in floodplains following rapid development. This grant funding will help assess underutilized properties to build affordable housing to arrest the displacement of East Austinites.

East Austin is predominantly comprised of low-income and minority residents with twice the poverty rate and half the income of the average Austin resident¹⁹. Unemployment is much higher than the local and national average. The residents with less than a 9th grade education is much higher in East Austin, which reflects the negative social and economic impact that environmental injustices have wrought on this area.

1.c.ii. Economic Effects of Brownfields: East Austin is littered with industrial and hazardous waste facilities, power plants and tank farms and real estate developers have largely ignored this area for many years. Property values and property taxes, drastically lower than in the rest of Austin, have affected the financial support and therefore the quality of area schools. Eight East Austin public schools rated as academically unacceptable in 2015 with the state's lowest rating²⁰. Low-quality schools discourage students from graduating, and this makes it more likely that the individuals will remain in poverty.

Austin's population growth has increased redevelopment in East Austin and property values are rising. Unfortunately, the development that is occurring is high-rise, market-rate housing and upscale stores that are displacing long-time (and often rental) residents who cannot afford the higher rents or the property taxes. As the property values increase, long-time residents find it nearly impossible to afford living in Austin. This grant funding will help make the 6 priority affordable housing sites economically viable. The award of the grant will lead to additional state and federal support, private funding and other leveraging that would provide much needed resources for redevelopment activities.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

2.a. Project Description, Timing and Implementation

2.a.i. Project Description and Alignment with Revitalization Plans: These assessment grants will fund eight Phase I Environmental Site Assessments (ESAs), seven Phase II ESAs, four cleanup plans and community outreach. All six of the priority sites align with the City's revitalization plans to develop affordable housing sites. The sites to be assessed under this grant are all infill properties, which will utilize existing infrastructure. Any necessary upgrades will utilize green technologies to the extent possible to reduce the carbon footprint and to improve storm water management with green streets, raingardens and permeable pavements. EPA funds will serve as a catalyst to restore communities, enhance the local economy and promote responsible environmental practices.

The goal of Brownfields redevelopment in East Austin is to provide four types of equitable redevelopments that incorporate the HUD-DOT-EPA Livability Principles: (1) The main priority is affordable housing for current residents of East Austin to ensure availability of housing

¹⁹ Table 1: <https://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>

²⁰ <http://kxan.com/2015/10/26/austin-isd-board-to-vote-on-school-improvement-plans-superintendent-evaluation>

options near transit stations, and where people work ^(1,2,4,6); (2) community gardens to provide healthy food options ^(4,6); (3) parks to create opportunities for recreation and relaxation and to ensure neighborhood sustainability and livability in increased density⁽⁶⁾; and (4) small, local business to provide jobs and paths to prosperity for all ^(3,4). These are the types of projects that East Austinites indicated that they want and need during the input for the City's 30-year comprehensive plan, *Imagine Austin*. *Imagine Austin* was finalized in 2012, after exhaustive public input and requires that livability and sustainability principles be incorporated in all major projects and with redevelopment of Brownfields.

Livability Principles (1) Provide more transportation choices; (2) Promote equitable, affordable housing; (3) Increase economic competitiveness; (4) Support existing communities; (5) Leverage federal investment; (6) Value communities and neighborhoods.

2.a.ii. Timing and Implementation: The City already has a pipeline of sites needing assessments and a contractor that will be in place before the award of the grant. ABRO will oversee all grant activities and will ensure all grant funds are expended within the three year performance period.

2.a.ii (a) Contractor Procurement: In order to ensure contractors are in place before the grant award, the City Contracting Office commenced the Request for Qualifications (RFQ) process in December 2016. The Scope of Work and Evaluation Criteria were written and procurement staff assigned, and the RFQ will be issued in January 2017. After all responses are received by the due date, a Selection Committee will score the submittals based on demonstrated qualifications, education, expertise and experience. The RFQ will stress the disadvantaged business enterprise (DBE) rules and the firms with the highest scores will be selected. The City will comply with EPA's federal procurement standards, DBE program, 40 CFR part 31.36 (b-i) and part 33, and Chapter 2 (9A) of the Austin City Code, all of which call for open and fair processes. After the firms' selection and the award announcements, ABRO will request that the City Council approve the choices. Before the award of this assessment funding, we will have the firms in place.

2.a.ii (b) Site Inventory/Identification/Prioritization/Selection Process: The City is acquiring five sites in our target area from AISD, two of which are 30 and 12 acres. The RBJ building is our 6th planned priority site, and within 18 months, our six affordable housing sites will need site assessments. The City, county and AISD will have additional properties requiring assessments once more properties from their inventories are identified as good locations for affordable housing. Other City departments, community-based organizations (CBOs), and the Revolving Loan Fund applicants need additional assessment before cleanup. Each potential property will be evaluated using the City's selection process. Staff use a numeric ranking criteria for prioritizing sites based on: Benefit to the Community; Benefit to the Environment; Development Feasibility; Sustainable Development Plans; Proximity to Public Transit; and Degree of Health Effect.

2.a.ii (c) Access Agreements: Obtaining site access is done as part of our assessment application acceptance process. Because many of our Brownfields sites are adjacent to residential properties and schools, standard site safety measures will include: fencing, signage, barricades, and locks. Notification of site activities to residents, schools, businesses and our partners will ensure public safety. To date, the program has not had any difficulties obtaining access to and/or securing sites.

2.b. Task Descriptions and Budget Table

2.b.i. Task Descriptions: Included with each task budget is a description of supplemental services, work and leveraged staff salaries funded by the City to ensure that each grant funded task is adequately supported. These "in-kind" costs are not included in the Budget Tables.

Task 1 – Site Activities: Assessments (\$291,000): (\$195,000 Hazardous/\$96,000 Petroleum)				
Activity	Cost per Activity	Hazardous	Petroleum	Total Cost
Phase I ESA's	\$ 5,000	4 (\$ 20,000)	4 (\$20,000)	\$ 40,000
Phase II ESA's	\$33,000	5 (\$155,000)	2 (\$66,000)	\$231,000
Cleanup Plans	\$ 5,000	2 (\$ 10,000)	2 (\$ 10,000)	\$ 20,000
Total Cost:		\$195,000	\$96,000	\$291,000

Grant Funded Activities for Site Assessments include: On average, a Phase I Environmental Site Assessment (ESA) costs \$5,000; a Phase II costs \$33,000 and a Cleanup Plan costs \$5,000. The Phase I's are necessary to support the City's affordable housing initiative and the City's new Brownfields RLF program. The environmental consulting firm will conduct eight Phase I ESAs, seven Phase II ESAs, and four Cleanup plans; prepare scopes of work, Quality Assurance Project Plans (QAPPs), Health and Safety Plans (HASPs), and Sampling and Analysis Plans; they will adhere to local, state, and federal requirements for notifications of site activities; and complete site investigations and reporting in accordance with EPA and TCEQ data quality objectives, approved standards, regulations and guidance.

When site assessments combine hazardous substances and petroleum, the individual efforts will be tracked and allocated against respective task budgets. Four cleanup plans will be completed. The plans will describe the nature and extent of the environmental contamination and provide options for the remediation, use of engineering and/or institutional controls, and take into consideration reuse options consistent with environmental objectives at the site and public health and in accordance with applicable cleanup regulations.

Supplemental Services provided by City at no cost to the grant: Staff time for reviewing applications; working with stakeholders; overseeing contractors; performing site reconnaissance; reviewing scopes of work, reports and invoices; providing public access to site documents; creating work orders; obtaining property eligibility determinations and approvals from the TCEQ and EPA; completing All Appropriate Inquiry Checklists; meeting federal reporting requirements; and inputting data into ACRES.

Task 2 – Community Outreach: (\$3,000): (\$1,500 Hazardous/\$1,500 Petroleum)				
Activity	Cost per Activity	Hazardous	Petroleum	Total Cost
Mailings, Outreach Materials	\$1,500	\$1,500	\$1,500	\$3,000

Grant Funded Activities for Outreach include: mailing meeting announcements to stakeholders to provide project information and updates to ensure fair treatment of community members and meaningful involvement; creating educational, marketing, and outreach materials including brochures, handouts, and project signs.

Supplemental Services provided by City at no cost to the grant: Staff time is provided for the Brownfields Program Manager, Public Information Officer, translator and marketing staff to implement the community engagement plan, provide additional mailings and meeting notifications, write articles, create and print additional outreach materials and translate all materials into Spanish. City funds are also used for snacks and beverages at outreach events, where appropriate.

Task 3 – Program Management: (\$6,000): (\$3,500 Hazardous/\$2,500 Petroleum)				
Activity	Cost per Activity	Hazardous	Petroleum	Total Cost
Regional Conference	\$ 750	2	.66	\$2,000
National Conference	\$2,000	1	1	\$4,000
Total Cost:		\$3,500	\$2,500	\$6,000

Grant Funded Activities for Program Management: Estimated expenses include attendance at two National Conferences and four Region 6 Brownfields Conferences for a total of \$6,000.

Supplemental Services provided by City at no cost to the grant: Staff time is provided for all program-related costs necessary for managing the Brownfields Program; completing necessary reporting; grant maintenance; preparation of presentations and attendance at events; additional travel costs; creating geographic information system maps, modeling with the PSC Sustainable Analytics Tool; updating websites and populating databases.

2.b.ii. Budget Table: Table 3 provides the City’s proposed Hazardous Substance Grant budget totaling \$200,000 and the Petroleum Assessment Grant budget totaling \$100,000.

Table 3: 2017 Hazardous Substance and Petroleum Grant Funds Budget

	Budget Categories	Program Tasks			Total Budget
		Task 1:	Task 2:	Task 3:	
		Program Management	Community Outreach	Assessment & Cleanup Plans	
Hazardous Substance Funds	Travel	\$3,500			\$3,500
	Contractual			\$195,000	\$195,000
	Other *		\$1,500		\$1,500
Subtotal		\$3,500	\$1,500	\$195,000	\$200,000
Petroleum Funds	Travel	\$2,500			\$2,500
	Contractual			\$96,000	\$96,000
	Other *		\$1,500		\$1,500
Subtotal		\$2,500	\$1,500	\$96,000	\$100,000
Total Budget		\$6,000	\$3,000	\$291,000	\$300,000
* Other: Meeting announcements; educational, marketing, outreach materials (brochures, handouts, signs)					

97% of the entire budget will be for assessments and 77% of the total budget will be used to complete Phase II ESAs.

2.c. Ability to Leverage: The City of Austin: Brownfields Program - Since 1998, the City has provided over \$4 million for staff salaries and program support. For the past three years, the City has budgeted on average \$85,000 annually just to support applicants with non-grant funded activities such as cleanups. The City passed a \$65 million dollar Affordable Housing Bond in 2013, which will be leveraged for redevelopments. The U.S. Department of Housing & Urban Development Section 108 Loan Program for \$8,000,000 will be leveraged to create business opportunities. The sites assessed from the City, county and AISD’s partnership for affordable housing will leverage their surplus properties and the funds spend on assisting with the

development of affordable housing on the infill sites. The grant will also leverage the City's Housing Trust Fund, which contributes 40% of the property tax revenues collected on formerly City-owned land for affordable housing developments. In 2015, Kansas State University provided \$15,000 in technical and programmatic assistance to the City through their contract with EPA and we anticipate that this support will continue.

TCEQ: The TCEQ has provided \$320,786 of assessment services on 73.74 acres of land²¹ from 2009-2013 and staff time for revitalization, technical and regulatory assistance at no cost. The TCEQ continues to offer their technical assistance and support at no charge to our program.

EPA: provided \$417,985 of assessment services on 34.18 acres of land from 2000-2013²² including staff time for programmatic and revitalization assistance. **In 2016, EPA Region 6 provided \$107,449 in these services. Additional Targeted Brownfields Assessments will be leveraged** from EPA and TCEQ as needed for project success.

Capital Area Council of Governments HUD-DOT-EPA PSC Grant of \$3.7 million created a Sustainable Analytics Tool, which is a powerful method to compare reuse scenarios and the financial, environmental, and social impacts of redevelopments. The tool was used recently in three East Austin areas to assess the impacts of project plans on transportation, energy use, and green infrastructure/remediation and carbon emissions. The tool produces project renderings, information and visualizations of project impacts to assist with community decision making.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

3.a. Engaging the Community

3.a.i. Community Involvement Plan: ABRO has carefully forged strong partnerships with the East Austin community, CBOs and environmental groups. Our program success is due in large part to these partnerships and the strong networks these groups have within East Austin. We regularly attend community meetings to be involved with the neighborhoods and to demonstrate our commitment to environmental justice. Our community partners refer properties of concern to us and we investigate whether assessment, cleanup or a call to Code Enforcement is the solution. Community involvement in the grant planning and implementation process is essential and ensures that stakeholders have a voice in decisions affecting them and that residents will benefit from the assessment and redevelopment of Brownfields in their neighborhood. Meaningful community participation and partnerships are the keys to revitalizing blighted properties and sparking beneficial redevelopments.

Goals of the public engagement process: Maintain open dialogues with stakeholders; provide opportunities for public participation; provide stakeholders with site activity information, project status and results through fact sheets, newsletters, press releases, and community meetings.

Framework for public participation: Close communication with stakeholders; discussion about issues related to the identification, assessment, cleanup, and redevelopment of Brownfields; receiving input on community goals and concerns; and sharing project status updates and sampling results. We publish all site reports to a File Transfer Protocol (FTP) site for easy, permanent access to files. **Early public empowerment is critical to the program's success:** In June 2013, the City sent out a survey to 20,000 East Austin residents in Spanish and English, asking them to identify types of pollution they see in their neighborhoods and the

²¹ Assessment, Cleanup and Redevelopment Exchange System (ACRES) <https://cfext.epa.gov/acres/> and the TCEQ Databases

²² ACRES

locations of potentially polluted or blighted properties. By October, the City received 1,642 responses which began a dialogue that continues today between ABRO and the affected communities regarding the potential for redevelopment as affordable housing, parks, businesses and gardens. **Participants engaged include:** residents, citizens, nonprofits, civic groups, businesses, and developers. **Key roles in implementation:** Stakeholders, Brownfields Program Manager, Project Manager, Public Information Officer, site representatives and translators.

3.a.ii. Communicating Progress: During the implementation of our current grants, we have found several successful methods of communication including leveraging partner organizations' meetings, door to door canvassing, Spanish translation, and social networks. These CBOs have networks of volunteers and contacts which magnify the resources of our program. Because many residents in the target area are Spanish speakers and may not have access to computers, our approach is the most effective and appropriate way to communicate. Regularly reaching out to the community groups affected by assessments is the most effective way to maintain open dialogue.

As needed, postcards will be sent notifying stakeholders of meetings regarding Phase II ESAs and Cleanup Plans. The mailing list will include residents with mobility issues that require special City services (the City maintains this list), and residents and business owners within the immediate vicinity of the Brownfields site. Online forums, the City's websites and social media will be used to make certain the community at large is included in the process.

3.b. Partnerships with Government Agencies

3.b.i. Local/State/Tribal Environmental Authority: For 20 years, the Texas Commission on Environmental Quality (TCEQ) and the City have partnered on environmental projects. For the assessment and cleanup of sites, the City works closely with TCEQ's Leaking Petroleum Storage Tank Program (LPST), and Voluntary Cleanup Program (VCP) to follow applicable rules and regulations and confirm that activities conducted at the sites will be sufficient for regulatory closure. The LPST and VCP programs both use risk-based rules to address exposure pathways and protect human health and safety. The TCEQ provides site assessment, technical advice and assistance, and waives VCP program oversight fees for the City through their 128(a) Funding.

Similarly, the City works with the Texas Department of State Health Services (DSHS) which regulates asbestos containing materials (ACM) and lead-based paint (LBP). All notifications regarding removal and disposal of ACM and LBP are submitted to DSHS per regulatory guidance. DSHS provides useful technical and administrative assistance free of charge for any activities related to ACM and LBP. On the local level, the Austin Public Health works with ABRO to identify community health problems and safety hazards. Austin Public Health monitors health conditions; diagnoses and investigates health hazards in the community; informs and educates the public about health and safety issues.

3.b.ii. Other Governmental Partnerships: Other government agencies the City has partnerships with include EPA Region 6 and the Capital Metropolitan Transportation Authority (CMTA). EPA Region 6 and the City have worked together on Brownfields projects since 1998. EPA Region 6 has provided and continues to provide quality advice and assistance by reviewing site eligibility and reviewing work plans, reports and close-out documents.

The CMTA provided Austin with the first modern passenger rail service into downtown. As CMTA continues to expand services, the partnership focuses on mixed-use transit oriented

developments (TOD). Specifically, the redevelopments at the Plaza Saltillo station and along the rail line will create many major revitalization projects. The Plaza Saltillo TOD required coordination between HUD, DOT, EPA, TCEQ and the City. New partnerships with organizations and individuals will be continually sought to ensure ongoing program and project success. An example of expanding partnerships is found in the City, Travis County, and AISD plans converting underutilized properties into affordable housing projects across Austin.

3.c. Partnerships with Community Organizations

3.c.i. Community Organization Description & Role: ABRO's program has strong community support, which enable us to leverage extensive community and volunteer networks amplifying our resources. Our partners provide access to their active membership of bilingual volunteers willing to canvas door-to-door for us; use of their conveniently located meeting spaces; and leverage their extensive social media and website presence.

Organization and Description:	Roles for the Project:
Sierra Club: a nonprofit promoting the responsible use of the earth's resources	Provide meeting space, facilitate meetings; website, social media, grassroots networks
Habitat for Humanity: a nonprofit promoting decent, safe and affordable housing	Affordable housing site assessment referrals
Sustainable Food Center: improving access to local, nutritious, affordable food; providing cooking and organic gardening classes	Community gardens; free seeds, plants, and compost; cooking and gardening classes \$4,375 in support
Austin Parks Foundation: a nonprofit creating and improving parks and trails	Outreach, expertise, training, tools, volunteer recruitment, fiscal sponsorship; park grants
Austin Raza Roundtable: nonprofit representing local Hispanics/Latinos	Advisory committee to discuss site selection for assessments, cleanup, and redevelopment
Austin Neighborhoods Council EAST: Represents all east-side neighborhood groups	Educate and facilitate participation of their membership
Springdale Airport Neighborhood Association: affordable housing; environmental justice	Meeting space, community outreach, information dissemination \$1,700 in support
PeopleFund: Community Development Financial Institution	Underwrites our Revolving Loan Fund for free, makes referrals for site assessments
Goodwill Industries: supports families and creates strong communities	Assists the City with job placement and will provide training, as needed

3.c.ii. Letters of Commitment: Letters from the CBOs are attached to this proposal and outline their tangible roles and commitment to ABRO.

3.d. Partnerships with Workforce Development Programs: There are no Brownfields Job Training Grantees in the vicinity. Goodwill Industries of Central Texas and Austin Community College (ACC) currently provide job training and workforce placement in Austin and have the organizational capability to assist with local hiring for Brownfields projects. Goodwill and ACC have job training and placement centers in East Austin and provide extensive job training and certifications related to Brownfields work. ABRO is actively pursuing Goodwill's partnership for an EPA application for a Brownfields Job Training Grant.

4. PROJECT BENEFITS

4.a. Welfare, Environmental, and Public Health Benefits: The ability to properly characterize and remediate sites is essential for the protection of public health. Once contaminants are known, the process of addressing the health risks can take place through necessary site assessments, cleanups and reuse of properties. By using the assessment funding, redevelopments will reduce public exposure to harmful chemicals and contamination (especially for sensitive populations) and improve the health and welfare of residents through identification and removal. Other planned redevelopment efforts, such as increasing the number of parks and community gardens, improves the quality of life by providing access to recreation, nature and affordable food.

Mixed-use and affordable housing developments near transit stops are a focus of the *Imagine Austin* comprehensive plan, and will increase walkability, decrease vehicle usage and improve air quality. The environmental benefits from lower carbon emissions and the public benefits of more exercise will help alleviate diabetes, heart disease, and obesity and asthma rates. The improved housing, parks and gardens will improve health outcomes which will translate into reduced medical costs for treating chronic illness²³. The average annual cost per person for treating hypertension is \$8,132, diabetes is \$9,163²⁴. Community engagement creates a greater sense of community investment and surrounding property owners will be more interested in maintaining their properties, which will help reduce crime rates. The City is completing a comprehensive update of zoning regulations and land use codes with extensive community input, which will prevent industrial facilities from locating adjacent to residences and schools.

Redevelopment of Brownfields properties will reuse existing infrastructure and reduce the costly expansion of utilities into low-density suburbs. Sustainable reuse of Brownfields reduces runoff 43-60% more than Greenfield alternatives²⁵. ABRO's Brownfields projects will ensure storm water is managed correctly with rainwater collection systems and limit the amount of impervious cover. Parks, gardens, and additional vegetation at sites will decrease risks of flash flooding and will save lives and homes. Removing Brownfields and providing affordable housing and greenspace near transit will ensure **a reduction in carbon emissions, improved air quality** and ensure the long-term livability of neighborhoods and a better quality of life for all residents. Brownfields redevelopments see a 32-57% reduction in vehicle use and air emissions as compared to Greenfield alternatives²⁶.

4.b. Economic and Community Benefits: The 2013 Affordable Housing Bond will likely produce the same economic benefits as from the 2008 Affordable Housing Bond. A report from the 2008 Bond documented the average economic impact of 90 affordable housing units is as follows: the average resident sees an increase in annual income of \$1,714 through reduced rents; the construction of the units provided \$10,214,324 in retail sales, \$3,849,742 in wages, and 76 jobs; facility operation, maintenance and onsite support services created an additional 11 jobs with \$556,792 in wages²⁷. The City, County and AISD partnership will most likely create thousands of units over the next several years.

Infrastructure Savings: Redeveloping infill properties will reduce the cost of new infrastructure. The average new Greenfield residential construction costs the City \$26,523 for infrastructure for

23 https://www.fhwa.dot.gov/livability/fact_sheets/benefits.cfm

24 <https://www.cdc.gov/chronicdisease/calculator/index.html>

25 <https://www.epa.gov/sites/production/files/2015-09/documents/bfenviroimpacts042811.pdf>

26 <https://www.epa.gov/sites/production/files/2015-09/documents/bfenviroimpacts042811.pdf>

27 http://housingworksAustin.org/wp-content/uploads/2014/04/HousingWorks_Economic_Impact_Study_2012.pdf

schools, roads, water/wastewater, storm drainage and park. This does not take include the substantial costs for fire stations, emergency medical services, police, libraries, government facilities, solid waste or power generation²⁸. With 70 people moving to Austin daily seeking housing, these savings are considerable.

The City's plans to increase affordable housing through the partnership with the county and AISD will benefit the entire community by reducing the negative impacts of Brownfields and promoting environmental justice. All residents can enjoy greenspace provided by parks and gardens and the increased walkability of neighborhoods. Community gardens provide healthy and lower cost food. Local businesses near residences will reduce transportation costs and will improve air quality. Increasing affordable housing and greenspace directly benefits legacy residents by allowing residents to remain in their communities.

The goals of this assessment grant align with *Imagine Austin*, the City's 30-year comprehensive plan for Austin. The plan prioritizes programs which will: create a compact and connected Austin; sustainably manage water resources; ensure household affordability for all citizens equitably; invest in the workforce and provide job training; and protect the environment.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

5.a. Audit Findings: The City was audited in 1999 and 2007 with no adverse findings.

5.b. Programmatic Capability: The City retains highly qualified staff able to effectively and efficiently manage all technical, financial and programmatic aspects of this grant as well as current grants to ensure all funds are fully utilized on eligible expenses.

Staff: **Christine Whitney, Brownfields Program Manager**, worked in the TCEQ Remediation Division for 10 years, and managed sites in the Leaking Petroleum Storage Tank, Voluntary Cleanup and Industrial Hazardous Waste programs and managed the TCEQ Brownfields Program for 5 years. Ms. Whitney is the full-time head of program and project management and development, provides technical assistance, reporting, grant administration, maintenance and closeout. **Steve Nelson, Project Manager**, has worked in environmental projects for 25 years. He is a licensed Professional Geoscientist, Individual Asbestos Consultant, Mold Assessment Consultant, and Lead Paint Project Designer. **Mary Fear, Grant Fund Manager**, worked 15 years in public financing at the Texas Water Development Board where she managed EPA Drinking Water and Clean Water State Revolving Funds. Mary undertakes all financial reporting, documentation, reconciliation, and uses internal budget controls to ensure financial integrity of grants. **Andrea Francis, Quality Assurance Manager**, has worked in quality assurance at the City for two years and the medical industry for 11 years. She is certified as a Manager of Quality/Organizational Excellence and has attended the EPA QAPP/QMP training. She performs program audits and QA reviews on program documents. Staff have the necessary expertise to review and oversee contractors, QAPPs, HASPs and field sampling activities to assure compliance with sampling plans and to ensure all reports are completed in accordance with all local, state and federal laws, rules and guidelines. **Emlea Chanslor, Public Information Officer and Marketing Manager**, and her staff assist with Brownfields outreach, marketing, and community engagement. If additional staff are necessary, **Human Resources** will make

²⁸ http://www.fodorandassociates.com/Reports/Cost_of_Res_Infrastructure_in_Austin_Exec_Sum.pdf

certain that knowledgeable, experienced, qualified staff are hired. As stated in 2.1.ii, qualified contractor(s) will be contracted with prior to grant award.

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes: Performance measures are described in Table 4 below. The City will use the ACRES to track the number of assessments completed (outputs) and success stories of redevelopment (outcomes). The City will maintain a spreadsheet to track all outputs and outcomes in the workplan not tracked in ACRES.

Table 4: Project Outputs and Outcomes

Outputs	Outcomes
8 Phase I ESAs, 7 Phase II ESAs, 4 Cleanup Plans	# of prioritized sites ready for reuse, # of acres ready for reuse, amount of other funds leveraged; # of assessment, cleanup and redevelopment jobs leveraged, amount of contaminants removed
# of community meetings & other outreach activities	Commitment from # of stakeholders involved, participation from # responses/ feedback received from outreach events, # of new partnerships formed with CBOs, agencies and stakeholders
# of sites & acres assessed, cleared for reuse & redeveloped	# of affordable housing units created; # of jobs leveraged; reduction in carbon footprint; energy savings; # of acres of parks or gardens created; # of residents within 10 minutes walking distance to transit, jobs, parks and gardens; amount of materials diverted from landfills; amount of funds leveraged; amount of reduced transportation costs; improvements in health outcomes as tracked by Austin Health (long term)

5.d. Past Performance and Accomplishments

5.d.i. Currently or Has Ever Received an EPA Brownfields Grant: ABRO has successfully managed six EPA grants with the five most recent grants listed in Table 5 below:

Table 5: Previous EPA Brownfields Grant Awards

Award Year	Award Type	Award Amount	Assigned Number	Remaining Funds at Grant Closeout
1999	Pilot RLF Hazardous	\$500,000	BL 98632801	\$0 ^a
2005	Petroleum Assessment	\$200,000	BF 96600601	\$3,308 ^b
2014	Hazardous Assessment	\$200,000	BF 00F90901	N/A
2014	Petroleum Assessment	\$200,000	BF 00F91001	N/A
2016	RLF Hazardous/ Petroleum	\$820,000	BF 01F21301	N/A
a. \$499,999.72 was expended. \$70,619.84 in accrued program income was returned to EPA at closeout.				
b. De Minimis, residual funds remained at closeout. There was insufficient funding for additional ESAs.				

5.d.i.1. Accomplishments: All outcomes and outputs have been entered into ACRES for the 2005, 2014, and 2016 grants. The 1999 pilot grant pre-date ACRES and cannot be updated.

The City's eighteen year history of promoting economic revitalization and implementing public-private partnerships has resulted in very successful redevelopment projects. From six grants, ABRO has provided assistance with assessments, cleanup planning, and cleanups on 52 properties, representing 937 acres. The other funds leveraged for these projects combined totals \$258,255,444 and these properties have created over 389 local, full-time jobs.

With our 2014 Hazardous and Petroleum Grants, we have assessed 8 properties for affordable housing, 2 sites for parks, 1 site for small business and 1 site for a women's/children's shelter. These redevelopments leverage \$86 million in public and private funds and will create 149 full time jobs on 66 acres. Nearly 70 families will find new homes on donated land using mostly volunteer labor at Scenic Point, a Habitat for Humanity site. Salvation Army will be able to house more women and children once their new shelter is built. Another 100 deeply affordable homes will be built on a portion of a former 90-acre tank farm; the site is next to a park with a new swimming pool and close to jobs and schools. ABRO also assisted a nonprofit with the creation of 30 units of affordable housing for the elderly.

Our 2014 Assessment Grants started on October 1, 2014, and will close on September 30, 2017. As of the application date, we have only \$20,070 in hazardous funds and \$31,444 in petroleum funds unencumbered. The remaining funds will likely be used for a Phase II to assess for heavy metals and legacy pesticides at a future community garden, and a Phase II at the former tank farm for a mixed-use development by a nonprofit artist cooperative.

Our 2016 Revolving Loan Fund Grant commenced on October 1, 2016, and will close on September 30, 2021. We have just started the implementation of this grant, but do not see any problems with expending funds under this grant or meeting any grant requirements.

5.d.i.2. Compliance with Grant Requirements: ABRO successfully complied with grant requirements. ABRO negotiated the terms and submitted each cooperative agreement package in a timely manner prior to available funding. All reports and documents were submitted to the EPA per the terms and conditions of the Brownfields Cooperative Agreements regarding program progress on an ongoing, quarterly, semiannual and annual basis as required. Progress towards goals, milestones, work plans, expenditures, successes, and challenges were submitted as required. ABRO met programmatic goals as stated in the work plans. Final close-out reports and required forms were submitted at the end of each grant. Site information was entered in ACRES. ABRO works with our Quality Assurance Specialist to immediately identify any corrective measures needed to ensure our program is operating in compliance with work plans, schedule, terms and conditions. The two open assessment grants began 10-1-2014 and end 9-30-2017. The new RLF grant began 10-1-2016 and ends 09-30-2021. ABRO is able to make sufficient progress to ensure full utilization and drawdown of funds.

With these new Assessment Grants, ABRO will build upon the success of their previous EPA Brownfields Grants by providing assessments for our affordable housing pipeline projects and to support the City's 2016 Revolving Loan Fund Grant. With these previous grants, ABRO has established a track record of successfully replacing Brownfields with parks, gardens, affordable housing, and small businesses and is an excellent candidate for successfully implementing and leveraging these EPA Community-Wide Assessment Grants.

Appendix 3 - Regional Priorities Form/Other Factors ChecklistName of Applicant: **City of Austin, Texas****Regional Priorities Other Factor**

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): **Improving Air Quality**

Page Number(s): 4, 12, 13

Assessment Other Factors Checklist

Please identify (with an **x**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	<i>None of the Other Factors are applicable.</i>	
	Community population is 10,000 or less.	
	Applicant is, or will assist, a federally recognized Indian tribe or U.S. territory.	
X	Target brownfield sites are impacted by mine-scarred land.	3
X	Project is primarily focusing on Phase II assessments.	8
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	8, 9, 11
	Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs & tax base.	
	Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/ describes the core partners and implementation strategy parties.	

X	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	8, 9
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	
X	Whether a natural disaster(s) (2012 or later) occurred within the community, causing significant community economic and environmental distress.	4

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niermann, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*



Attachment A

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 25, 2016

Ms. Christine Whitney, Brownfields Program Manager
Austin Resource Recovery
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: City of Austin's Proposals for a U.S. Environmental Protection Agency FY17
Brownfields Assessment Grant (OLEM-OBLR-16-08)

Dear Ms. Whitney:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the City of Austin's (COA) proposals to the U.S. EPA for a FY17 Brownfields Assessment Grant. The TCEQ believes that the grant will significantly benefit COA by enhancing the local economy, increasing the tax base and improving the environment.

COA has been active in identifying priority sites and establishing partnerships with community organizations, state, and federal government entities. Recently TCEQ has, on behalf of COA, performed work for:

G156 Festival Beach at approximately \$50,000;
G157 South Central Waterfront at approximately \$7,000;
G158 Restore Rundberg at approximately \$35,000;
G164 Bluebonnet Studios at approximately \$12,000; and
G166 East Austin Inventories at approximately \$21,000.

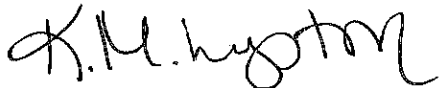
COA has also been active in the TCEQ's Voluntary Cleanup Program (VCP). VCP is a fee driven program; however, for eligible entities we may choose to waive fees for our services. For each Phase I Environmental Site Assessment submitted, TCEQ estimates we could provide \$2,000 worth of services, with an estimated value of approximately \$12,000 over the grant period. For each Phase II ESA submitted, the TCEQ estimates we could provide \$1,000 in services, for the review and technical support for a total of \$5,000 over the grant period. Currently COA has a previous TCEQ Brownfield site, Plaza Saltillo Railyard, in VCP. The historic property in the Plaza Saltillo District is being redeveloped to include a mixed use retail, housing, and transportation corridor between 4th and 5th Streets on the east side of Interstate Highway 35. While in the Brownfield program, TCEQ performed Phase I and Phase II work on behalf of COA. The TCEQ Brownfields Program utilized \$51,508.16 in contractual funds for the assessment

Ms. Christine Whitney
City of Austin
Page 2
October 25, 2016

of this property. The Guadalupe Saldana Net Zero Subdivision on the east side of Interstate Highway 35 is another successful redevelopment which was a TCEQ Brownfield site. The eleven acres of land where historical dumping had occurred has been redeveloped into a multi-unit single-family and townhouse subdivision which uses solar panels to produce power for the residents. This success story entitled *From Contamination to Rejuvenation* was featured in the November 2015 edition of the TCEQ publication, Natural Outlook.

We look forward to working with COA in our continued partnership. The TCEQ may provide additional services to assist with meetings, trainings, technical and programmatic assistance. You may contact me at 512-239-2252 or Kristian.livingston@tceq.texas.gov if you have any questions or if you would like additional information.

Sincerely,



Kristy Mauricio Livingston, Brownfields Program Manager
VCP-CA Section
Remediation Division

KML/bk

cc: Ms. Mary Fear, Austin Resource Recovery, City of Austin, P.O. Box 1088, Austin, Texas 78767
Ms. Amber Howard, EPA Region 6, Brownfields Section, howard.amber@epa.gov
Ms. Denise Williams, EPA Region 6, Brownfields Section, williams.denise@epa.gov

Attachment B: Firm Leveraged Resources

1. City of Austin Affordable Housing Bonds
2. HUD Section 108 Small Business Loan Program
3. City of Austin's \$2,880,000 purchase of properties to develop affordable housing
4. The City of Austin's Housing Trust Fund
5. Texas Commission on Environmental Quality
6. Environmental Protection Agency Region 6, 2016 leveraging
7. HUD-DOT-EPA PSC Grant ; Capital Area Capital Area Council of Governments
8. Kansas State University, Technical Assistance to Brownfields

ORDINANCE NO. 20130808-007A

AN ORDINANCE ESTABLISHING BOND PROPOSITION LANGUAGE FOR THE NOVEMBER 5, 2013, SPECIAL BOND ELECTION; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Council establishes that the following bond proposition language be presented to the voters at a special bond election on November 5, 2013:

PROPOSITION

Shall the City Council of the City of Austin, Texas be authorized to issue general obligation bonds and notes of the City for the public purposes of constructing, renovating, improving, and equipping affordable housing facilities and related infrastructure for low income persons and families; acquiring land and interests in land and property necessary to do so; funding affordable housing programs as may be permitted by law to provide for those purposes; and all matters necessary or incidental thereto; with the bonds and notes to be issued in one or more series or issues, in the aggregate principal amount of \$65,000,000, to mature serially or otherwise and bear interest at a rate or rates not to exceed the respective limits prescribed by law at the time of issuance, and to be sold at the price or prices as the City Council determines and shall there be levied and pledged, assessed, and collected annually ad valorem taxes on all taxable property in the City in an amount sufficient to pay the annual interest on the bonds and notes and to provide a sinking fund to pay the bonds and notes at maturity?

PART 2. The Proposition will appear on the official ballot in substantially the following form:

PROPOSITION

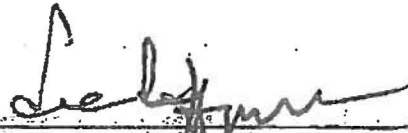
The issuance of \$65,000,000 affordable housing bonds and notes for constructing, renovating, improving, and equipping affordable housing for low income persons and families; acquiring land and interests in land and property necessary to do so; and funding affordable housing programs as may be permitted by law; and the levy of a tax sufficient to pay for the bonds and notes.

PART 3. The Council finds that the need to immediately begin required preparations for this election constitutes an emergency. Because of this emergency, this ordinance takes effect immediately on its passage for the immediate preservation of the public peace, health, and safety.

PASSED AND APPROVED

August 8, 2013

§
§
§




Lee Jeffingwell
Mayor

APPROVED:


Karen M. Kennard
City Attorney

ATTEST:


Jannette S. Goodall
City Clerk

RESOLUTION NO. 20131118-001

WHEREAS, on November 5, 2013, a municipal special election was held to present to the voters one proposed bond proposition for which voters were given the option of voting "for" or "against," and

WHEREAS, the returns of the special election have been made to the Council and show that the votes for and against the proposition were cast as follows:

Proposition No. 1

For 39,932

Against 26,192

WHEREAS, a majority of all votes cast in the special election were cast for Proposition No. 1; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The Council finds that the recitals contained in this resolution are true and adopts them as findings of fact;

The Council finds that the results of the special election as tabulated and canvassed reflect the votes cast at the election; and

The Council accepts and approves the returns for the special election, as tabulated and canvassed, and declares that Proposition No. 1 is adopted.

With this canvass, Council is only making official the precinct returns received from the counties and taking no other action.

ADOPTED: November 18, 2013 ATTEST: Jannette S. Goodall
Jannette S. Goodall
City Clerk



City of Austin

To: Jannette Goodall, City Clerk
From: Mayor Lee Leffingwell *LL*
Date: October 25, 2013
Subject: Special Called Meeting

Per Article II, Section 12 of the City Charter, this will serve as my written request for a Special Called Meeting of the Austin City Council to be held on Monday, November 18, 2013, at 2:00 PM, at Austin City Hall, Council Chambers, to discuss the following items:

City Clerk

1. Approve a resolution canvassing the results of the November 5, 2013 Special Municipal Election.

Official Results
 City of Austin Cumulative Report

Total Registered Voters	467,879	
Total Precincts Completed	227 of 227	100.00%

	Early Voting	Election Day	Total Vote
Total Ballots Cast	27,863	39,276	67,139
% of Total Registered Voters	5.96%	8.39%	14.35%

	Early Voting	Election Day	Total Vote
PROPOSITION, CITY OF AUSTIN			
212 of 227 Precincts Reporting			
For	15,239 59.14%	23,693 61.27%	39,932 60.39%
Against	11,218 40.86%	14,974 38.73%	26,192 39.61%
Total Votes Counted in this Race	27,457	38,667	66,124



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

JAN 23 2012

The Honorable Lee Leffingwell
City of Austin
301 W. 2nd Street
Austin, Texas 78701

REC'D MAR 08 2012

Dear Mayor Leffingwell:

Please be informed that the City of Austin's (hereafter, the "City") request for loan guarantee assistance under Section 108 of the Housing and Community Development Act of 1974, as amended, has been approved. Such assistance is to consist of the guarantee of notes or other obligations in the principal amount of \$8,000,000, plus interest thereon, which shall be issued to finance activities, described in application B-10-MC-48-0500 for The Family Business Loan Program/Salttillo Neighborhood.

This offer of commitment ("Commitment") is subject, however, to the conditions specified in Item 8 of the Funding Approval (Form HUD-7082).

The first condition provides that in the event the City fails to submit notes or other obligations for inspection and guarantee by the Secretary of Housing and Urban Development (HUD) before March 31, 2013 the Commitment will expire as of such date.

The second condition provides that the repayment schedule for the indebtedness evidenced by the notes or other obligations (the "Guaranteed Loan") must be acceptable to HUD.

The third condition provides that the City shall provide additional security for the Guaranteed Loan and such additional security must be acceptable to HUD. The additional security shall be identified in the Contract for Loan Guarantee Assistance ("Contract"), specified at 24 CFR 570.705(b)(1), which will be executed at the time the guaranteed obligations are issued. The City's application and other supporting material identify the following additional security for the Guaranteed Loan: the assignment of interests in third party loans secured by real property, personal guarantees, equipment, accounts receivable, or inventory. Note that any property and/or assets offered as security shall be subject to loan to value ratios to be identified in the Contract and its value shall be supported by an appraisal acceptable to HUD.

In addition, the Contract shall provide that HUD may use existing pledged grants to prepay (or defease) the Loan Guarantee if HUD determines that the standard pledge of future Community Development Block Grant funds is insufficient to assure payment of amounts due thereunder. HUD reserves the right to require further security upon evaluation of the foregoing security arrangements and the City may substitute other collateral security for such arrangements, subject to HUD's approval of such substitution.

The fourth condition provides that prior to submitting notes or other obligations for inspection and guarantee by HUD, the City shall submit information required under Section 102(b) of the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3531). This information shall be submitted on form HUD-2880 to HUD's San Antonio Field Office. A copy of Form HUD-2880 is enclosed for this purpose.

The fifth condition provides that the City shall not incur any obligations to be paid with guaranteed loan funds prior to the receipt of a written determination from the HUD San Antonio Field Office that each individual activity to be undertaken or supported with loan guarantee funds meets the eligibility requirements of 24 CFR 570.703, the national objective requirements of §570.208 and, if applicable, the public benefit standards of §570.209(b) and the Uniform Relocation Act. In addition, the Borrower is required to follow its citizen notification process for each activity being assisted. Lastly, the Borrower is required to comply with HUD's Environmental Review Procedures for each activity being assisted.

Please be aware that any amount of this commitment that is not received by the City as an Advance under the Guaranteed Loan by **September 30, 2017**, will be canceled in compliance with 31 U.S.C. 1552(a).

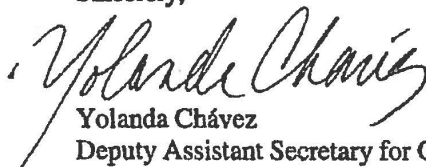
Please furnish us, at the address specified below, your timetable for execution of the activities described in your application. These activities will be financed through a public offering of Section 108 obligations. If you need funds prior to the next public offering, please notify HUD at the address below and instructions for obtaining interim financing will be provided.

In addition to the special conditions cited above, the release of funds for the project to be carried out with loan guarantee assistance is conditioned upon compliance by the City with all applicable provisions of the HUD Environmental Review Procedures (24 CFR Part 58). The City is reminded that these Procedures include limitations on the commitment of HUD and non-HUD funds on an activity or project prior to HUD's approval of the request for release of funds and related certification of compliance with environmental requirements. Please refer to 24 CFR 58.22 for a description of the limitations and the entities to whom they apply.

Please execute the three enclosed copies of the Funding Approval (Form HUD-7082) and return two copies to the Department of Housing and Urban Development, Financial Management Division, Room 7180, 451 Seventh Street, S.W., Washington, D.C. 20410. One copy should be retained for your files. The Funding Approval amends the Grant Agreement authorized by HUD on October 1, 2010, under the Funding Approval for grant number B-10-MC-48-0500 to include loan guarantee assistance. The Grant Agreement thereby incorporates this Funding Approval, the loan guarantee application, and Subpart M of the Community Development Block grant regulations governing loan guarantees, as well as such agreements, schedules, and other documentation required for submission or execution in connection therewith.

If you have any questions with respect to this letter, please contact Paul D. Webster, Director, Financial Management Division at (202) 708-1871.

Sincerely,

A handwritten signature in black ink, appearing to read "Yolanda Chávez". The signature is fluid and cursive, with the first name "Yolanda" and the last name "Chávez" clearly distinguishable.

Yolanda Chávez
Deputy Assistant Secretary for Grant Programs

Enclosures

Recommendation for Board Action				
Austin Housing Finance Corporation	Item ID	65672	Agenda Number	2.
Meeting Date:	12/8/2016	Department:	Neighborhood and Community Development	
Subject				
<p>Authorize submission, negotiation and execution of all documents and instruments necessary or desirable for the acquisition of real property, offered through an invitation for bid by AUSTIN INDEPENDENT SCHOOL DISTRICT, located at (1) the northwest corner of Doris Drive and Hathaway Drive, (2) 3908 Avenue B, (3) the northeast corner of Jackie Robinson Street and Tannehill Lane, (4) the southeast portion of 411 East Alpine Road, (5) the southwest corner of US highway 183 and Loyola Lane, (6) 4806 Trail West Drive, (7) 110 East 9th Street, (8) 1111 West 6th Street, (9) the east portion of East 51st Street, and (10) 4900 Gonzales Street for an amount not to exceed \$2,880,000 and other consideration, including creation of permanent affordable housing.</p>				
Amount and Source of Funding				
Fiscal Note				
A fiscal note is not required.				
Purchasing Language:				
Prior Council Action:	<p>October 13, 2016 – Resolution No. 20161013-005 was approved, directing the City Manager to explore the economic and legal feasibility of a joint affordable housing project that could include the City of Austin and the Austin Independent School District.</p> <p>November 3, 2016 – Resolution No. 20161103-045 was approved, directing the City Manager to work with public entities, such as the Austin Independent School District, to identify opportunities for creating affordable housing.</p>			
For More Information:	Rosie Truelove, AHFC Treasurer, 512-974-3064; David Potter, NHCD Program Manager, 512-974-3192.			
Boards and Commission Action:				
MBE / WBE:				
Related Items:				
Additional Backup Information				

On September 29, 2016, the Austin Independent School District (AISD) issued a Public Notice of Sale, Exchange, or Lease of Real Property and is accepting proposals, offers, and bids on ten parcels it has identified as surplus property. All bids or proposals submitted in response to AISD's Public Notice are subject to approval by the AISD Board of Directors. If the Austin Housing Finance Corporation's (AHFC) bids for these properties are not successful, no AHFC funds will be required. If any bid is successful, funding would be available from Affordable Housing General Obligation Bond funds in the AHFC budget and staff would bring forth another Request for Board Action concerning the actual funding for the property. The deadline to submit proposals or bids is December 14, 2016 by sealed bid.

The (10) ten properties we are seeking approval to bid or propose are the following:

- (1) Doris Drive Land, located at the northwest corner of Doris Drive and Hathaway Drive. This property is 1.234 acres of vacant land located in District 7 and is adjacent to Burnet Middle School in North Central Austin.
- (2) Baker Center, located at 3908 Avenue B in the Hyde Park neighborhood, one block east of Guadalupe Street and located in District 9. The property is 4.361 acres of land with a 65,000 square foot building on site that currently serves as a support facility for AISD administration.
- (3) Tannehill Lane Land, located at the southeast corner of Tannehill Lane and Jackie Robinson Street. This 7.96 acre tract is currently vacant land situated adjacent to Norman Elementary in District 1.
- (4) Central Warehouse Land, located south of Alpine Road and north of Ben White Boulevard. The tract consists of 9.318 acres of vacant land in District 3.
- (5) Loyola Lane Land, located at the southwest corner of US Highway 183 and Loyola Lane. The property consists of 31.987 acres of vacant land that are a total of (3) three contiguous undeveloped tracts of land in northeast Austin in District 1.
- (6) Travis Country Land, located at 4806 Trail West Drive in District 8. This vacant tract of land consists of 12.496 acres in Southwest Austin.
- (7) Millett Opera House, located at 110 East 9th Street in District 9. This property consists of a historic three-story building with 18,000 square feet situated on 0.212 acres with no on-site parking and a current lease to the Austin Club, a Texas non-profit.
- (8) Carruth Administration Center, located at 1111 West 6th Street in District 9. This tract is located just west of Lamar Blvd. and is composed of (5) five multi-story buildings totaling approximately 134,400 square feet on 2.751 acres of land with 401 parking spaces.
- (9) Service Center Land, located on the east portion of 5101 East 51st Street. This property is 12 acres of vacant land in District 1 and is adjacent to the AISD Service Center, approximately .5 miles west of Highway 183.
- 10) Allan Center, located at 4900 Gonzalez Street in District 3. The Allan Center is currently used as an educational and community facility with multiple non-profits that hold leases in the approximately 113,000 square foot building located on 19.81 acres of land.

State & City Funded Rental Housing Programs

[State & City Funded Rental Housing Programs](#)
[Research Publications](#)
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[Alignment Project](#)

Austin Housing Trust Fund

[« Back to search results](#)


[Report an Update](#)

Program Status: Active

State:	Texas	Income Targeting:	Not available
City:	Austin	Funding Type:	City
Program Type: ^[1]	Capital & Production	Population Targeting:	General
Classification: Loans		Last Modified:	4-15-2014

Program Description:

The Austin City Council dedicates 40% of City property tax revenues from the developments that have been built on City-owned land towards affordable housing. The Austin Housing Trust Fund supports the development and rehabilitation of owner occupied homes, rental housing development, and acquisition of property for use as affordable housing.

Funding Description:

The Trust Fund was established in 1999, and the City Council seeded the fund with \$1 million annually for three years to jumpstart it. In FY11-12, approximately \$530,000 was appropriated through the Trust Fund.

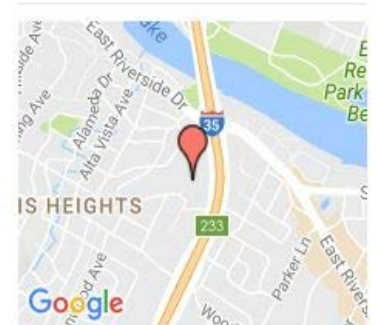
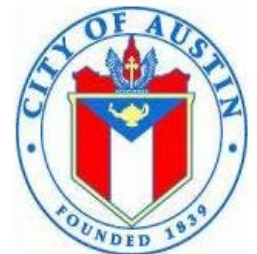
PLEASE NOTE: Some of the information on housing trust funds included in this database was provided by the Center for Community Change (Housing Trust Fund Project). Go to www.housingtrustfundproject.org for more information on State and Local Housing Trust Funds.

Website: <http://www.austintexas.gov/departments/housing>

Contact: Sandra Harkins, 512-974-3196, sandra.harkins@austintexas.gov

Organization Details

Austin Housing Trust Fund


[View Larger Map](#)
[« Back to search results](#)
[Home » Rental programs » Austin Housing Trust Fund](#)

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niermann, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*



Attachment B5

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 25, 2016

Ms. Christine Whitney, Brownfields Program Manager
Austin Resource Recovery
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: City of Austin's Proposals for a U.S. Environmental Protection Agency FY17
Brownfields Assessment Grant (OLEM-OBLR-16-08)

Dear Ms. Whitney:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the City of Austin's (COA) proposals to the U.S. EPA for a FY17 Brownfields Assessment Grant. The TCEQ believes that the grant will significantly benefit COA by enhancing the local economy, increasing the tax base and improving the environment.

COA has been active in identifying priority sites and establishing partnerships with community organizations, state, and federal government entities. Recently TCEQ has, on behalf of COA, performed work for:

G156 Festival Beach at approximately \$50,000;
G157 South Central Waterfront at approximately \$7,000;
G158 Restore Rundberg at approximately \$35,000;
G164 Bluebonnet Studios at approximately \$12,000; and
G166 East Austin Inventories at approximately \$21,000.

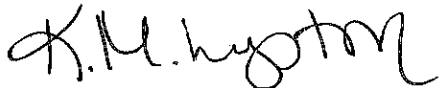
COA has also been active in the TCEQ's Voluntary Cleanup Program (VCP). VCP is a fee driven program; however, for eligible entities we may choose to waive fees for our services. For each Phase I Environmental Site Assessment submitted, TCEQ estimates we could provide \$2,000 worth of services, with an estimated value of approximately \$12,000 over the grant period. For each Phase II ESA submitted, the TCEQ estimates we could provide \$1,000 in services, for the review and technical support for a total of \$5,000 over the grant period. Currently COA has a previous TCEQ Brownfield site, Plaza Saltillo Railyard, in VCP. The historic property in the Plaza Saltillo District is being redeveloped to include a mixed use retail, housing, and transportation corridor between 4th and 5th Streets on the east side of Interstate Highway 35. While in the Brownfield program, TCEQ performed Phase I and Phase II work on behalf of COA. The TCEQ Brownfields Program utilized \$51,508.16 in contractual funds for the assessment

Ms. Christine Whitney
City of Austin
Page 2
October 25, 2016

of this property. The Guadalupe Saldana Net Zero Subdivision on the east side of Interstate Highway 35 is another successful redevelopment which was a TCEQ Brownfield site. The eleven acres of land where historical dumping had occurred has been redeveloped into a multi-unit single-family and townhouse subdivision which uses solar panels to produce power for the residents. This success story entitled *From Contamination to Rejuvenation* was featured in the November 2015 edition of the TCEQ publication, Natural Outlook.

We look forward to working with COA in our continued partnership. The TCEQ may provide additional services to assist with meetings, trainings, technical and programmatic assistance. You may contact me at 512-239-2252 or Kristian.livingston@tceq.texas.gov if you have any questions or if you would like additional information.

Sincerely,



Kristy Mauricio Livingston, Brownfields Program Manager
VCP-CA Section
Remediation Division

KML/bk

cc: Ms. Mary Fear, Austin Resource Recovery, City of Austin, P.O. Box 1088, Austin, Texas 78767
Ms. Amber Howard, EPA Region 6, Brownfields Section, howard.amber@epa.gov
Ms. Denise Williams, EPA Region 6, Brownfields Section, williams.denise@epa.gov

Fear, Mary

From: Whitney, Christine
Sent: Thursday, December 01, 2016 3:35 PM
To: Fear, Mary
Subject: FW: Leveraged Resources for Austin Brownfields Program in FY 2015 and FY 2016

Thank you,

Christine
 (512) 974-6085



AUSTIN BROWNFIELDS
 REVITALIZATION OFFICE

From: Peycke, Karen [mailto:Peycke.Karen@epa.gov]
Sent: Thursday, December 1, 2016 3:33 PM
To: Whitney, Christine <Christine.Whitney@austintexas.gov>
Cc: Kemp, Mary <Kemp.Mary@epa.gov>; Kendrick, Bret <kendrick.bret@epa.gov>; Welch, Roxanne <Welch.Roxanne@epa.gov>; Humphrey, Marvelyn <humphrey.marvelyn@epa.gov>
Subject: Leveraged Resources for Austin Brownfields Program in FY 2015 and FY 2016

Christy,

Hi! EPA Region 6 breakout of support and resources provided to the City of Austin's Brownfields Program in FY 2015 and FY 2016 are below. The projects that EPA Region 6 assisted with include Holly Shores – Targeted Brownfields Assessment in FY 2015, 2015 Austin Soil Kitchen, 2016 Austin Riverwatchers STEM Practical Field Training, and 2016 Austin Soil Kitchen Event.

FY 2015

Holly Shores Brownfields property Targeted Brownfields Assessment (TBA Assistance):

Phase II environmental site assessment (ESA)	\$65,000
USACE staff time to manage ESA	\$ 5,840 (80 hours @ \$73.00 per hour= \$5,840)
EPA TBA staff time to manage project	\$ 2,920 (40 hours @ \$73.00 per hour= \$2,920)
Total Costs	\$73,760

Austin Kitchen Soil Event April 2015:

Austin Soil Kitchen Project (April 2015)
Houston Lab Costs

Houston Staff	Cost ¹ (Analysis)	Cost (Travel)	Cost ¹ (Method Dev. ²)	Total (all activities)
<u>Mobile Lab Team (XRF Metals)</u>				
Mngr Technical Oversight, Sample Log-In	\$1,419.33	\$241.25		
Metals Analysis	\$1,196.40	\$439.18		
Sample Results Reporting, LIMS, Driver	\$1,439.80	\$433.93	\$575.92	
<u>Houston Lab (Pesticides & SVOA Analyses)</u>				
Pesticides Analysis	\$2,689.92		\$597.76	
SVOA Analysis	\$1,211.36		\$302.84	
Team Leader Review & SV Analysis	\$2,753.28		\$430.20	
Peer Review & Sample Prep	\$1,515.99		\$322.55	
<u>Mngmt Review & Reporting</u>				
QA Review	\$298.76			
Sample Mngmt. (log-in & reporting)	\$294.20		\$220.65	
Lab Mngr, Technical Review	\$88.94			
Subtotal	\$12,907.98	\$1,114.36	\$2,449.92	
<u>ESAT Sample Prep (Buy-In)</u>	\$1,189.00			
Total	\$14,096.98	\$1,114.36	\$2,449.92	
	Analysis	Travel	Method Dev.	
TOTAL Costs (analysis, travel, method development)				\$ 17,661.26
1. Cost: Hourly rate with fringe used in calculation.				
2. Method Development: LIMS set-up, sample prep/screen testing, etc.				

Travel costs \$3,074 (\$1,074 Brownfields staff from Dallas)
 Staff Time to support project \$4,380 (60 hours @ \$73.00 per hour = \$4,380 Brownfields Staff)

Total Costs to Support 2015 Austin Soil Kitchen \$25,115.26

FY 2016

Austin Riverwatchers STEM Students – Practical Field Training April 2016:

Travel costs \$ 775.50 (\$258.50 for two EPA staff and for one USACE staff)

Staff Time to support event	\$7,797.89 salary & fringe costs for two EPA staff and one USACE staff [\$2,225.50 (30.5 hours @ \$73.00/hour) Superfund Site Assessment staff + \$3,039.59 (48 hours @ \$63.32 per hour) USACE staff + \$2,532.80 (40.0 hours @ \$63.32 per hour) Brownfields & Land Revitalization staff]
Total Costs to Support Riverwatchers	\$8,573.39

Austin Kitchen Soil Event April 2016:

Austin Soil Kitchen 2016 - Houston Lab Costs

<u>Mobile Lab Team</u>	<u>Costs</u>	
Travel (Marv, Nick, Clarence)	\$1,835	
Labor w/ Fringe (Marv, Nick, Clarence)	\$5,256	
Total	\$7,091	\$7,091

<u>Houston Lab Staff w/ fringe (9 soils ABNs and Pesticide analysis)</u>		
Diane Gregg (Team Coordinator)	\$486	
Rachel Rathbone (sample prep)	\$336	
David Hiser (LIMS set-up)	\$1,152	
Meredith Clarage (ABN analysis)	\$1,462	
Lisa Wool (pesticide analysis)	\$1,480	
Total	\$4,916	\$4,916

<u>ESAT Support (sample prep)</u>	\$1,335	\$1,335
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Total for Houston Lab (Mobile & Fixed)	\$13,342
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Travel Costs	\$950.00 (\$475.00 for 2 Brownfields & Land Revitalization staff)
Staff Time to support event	\$5,306.80 [\$2,920 40 hours @ \$73.00 per hour for one Brownfields staff + \$3,154.00 38 hours @ \$83.00 per hour for BF Team Leader)

Total Costs to Support 2016 Austin Soil Kitchen \$19,598.80

If you have any questions or require additional information, please contact me.

Thank you.

Karen Peycke
Targeted Brownfields Assessment &
Land Revitalization Coordinator
US EPA Region 6
214-665-7273
Email: peycke.karen@epa.gov



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Sustainable Housing and Communities
WASHINGTON, DC 20410-0050

March 18, 2011

RECEIVED
MAR 25 2011
CAPCOG

Ms. Sheila Jennings
Capital Area Council of Governments
6800 Burleson Road, Bldg., 310 Suite 165
Austin, TX 78744-2325

Dear Ms. Jennings:

The U.S. Department of Housing and Urban Development's (HUD) Office of Sustainable Housing and Communities (OSHC) is pleased to provide you with your ratified cooperative agreement. The final cooperative agreement package includes:

- HUD Form- 1044
- Cooperative Agreement Terms and Conditions
- Final Approved Budget
- National Environmental Policy Act – Categorical Exclusion Document
- Resource Page

We would like to alert you to a favorable adjustment to the terms and conditions. The document sent to you previously included reporting requirements for grantees under the American Recovery and Reinvestment Act of 2009, which are more stringent reporting requirements and are not applicable to you. Consequently, we made the appropriate corrections to the document enclosed. Specifically, the reporting requirements will be in compliance with 24 CFR Part 84 and/or 85, which states that semi-annual reports are due 30 days after the end of the reporting period and the final report will be due 90 days after the end of the period of performance.

The cooperative agreement requires you to submit a Workplan and Logic Model Form within 60 days of the effective date of your grant and a final Consortium Agreement within 120 days of the effective date of the grant. To assist you developing your Work Plan and Consortium Agreement we have enclosed guidance for both elements. Unfortunately, the final Sustainable Initiatives Logic Model has not been released therefore we determined that a change of the submission date is appropriate. Per this letter, the completed Logic Model Form is due 60 days after the release date of the final form. We will notify you via email once the form is posted on our website.

www.hud.gov

espanol.hud.gov

If you have any questions regarding this letter, please call your Government Technical Representative, Salin Geevarghese, at 202-402-6412 or by email Salin.G.Geevarghese@hud.gov. We look forward working with you in implementing your Sustainable Communities Regional Plan grant program.

Sincerely,



Zuleika K. Morales-Romero, Director
Grants and Budget Division

Encl:

- Cooperative Agreement Terms and Conditions
- Final Approved Budget
- National Environmental Policy Act – Categorical Exclusion Document
- Resource Page
- Work Plan Guidance
- Consortium Agreement Checklist

cc:

Sheila Jennings
Salin Geevarghese

**Assistance Award/
Amendment**

**U.S. Department of Housing
and Urban Development**

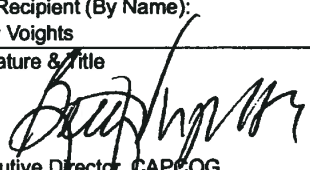
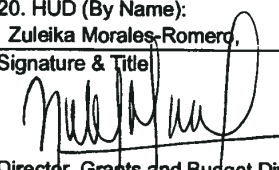
Office of Administration

1. Assistance Instrument <input checked="" type="checkbox"/> Cooperative Agreement <input type="checkbox"/> Grant		2. Type of Action <input checked="" type="checkbox"/> Award <input type="checkbox"/> Amendment	
3. Instrument Number TXRIP0034-10	4. Amendment Number	5. Effective Date of this Action February 15, 2011	6. Control Number TXRIP0034-10
7. Name and Address of Recipient Capital Area Council of Governments 6800 Burleson Road, Bldg. 310 Suite 165 Austin, TX: Texas 78744-2325 Phone: 512-916-6000 Fax: 512-916-6001		8. HUD Administering Office HUD, Office of Sustainable Housing and Communities 451 Seventh Street, SW Room 10180 Washington, DC 20410	
10. Recipient Project Manager Betty Voights, Executive Director		8a. Name of Administrator James C. Norsworthy	8b. Telephone Number 202-402-6827
11. Assistance Arrangement <input checked="" type="checkbox"/> Cost Reimbursement <input type="checkbox"/> Cost Sharing <input type="checkbox"/> Fixed Price		12. Payment Method <input type="checkbox"/> Treasury Check Reimbursement <input type="checkbox"/> Advance Check <input checked="" type="checkbox"/> Automated Clearing House	
14. Assistance Amount Previous HUD Amount \$ 0.00 HUD Amount this action \$ 3700000 Total HUD Amount \$ 3700000 Recipient Amount \$ 1578894 Total Instrument Amount \$ 5278894		13. HUD Payment Office CFO Accounting Center Administrative Accounting Division, 6AFF P.O. Box 901013 Fort Worth, TX 76101	
16. Description Employer Identification Number: 74-1689381 Program: SCRP		15. HUD Accounting and Appropriation Data 15a. Appropriation Number 860/20162 15b. Reservation Number TXRIP0034-10 Amount Previously Obligated \$ 0.00 Obligated by this action \$ 3700000 Total Obligated \$ 3700000	

This instrument sets for the agreement between the parties as to all terms and conditions, amounts, tasks, and period of performance. By signing this award document, the Grantee certifies that it is in compliance with all administrative and financial provisions of this award. This grant instrument consists of the following, some of which are incorporated by reference:

1. HUD-1044 and HUD-1044 Continuation Sheet
2. Grant Agreement Terms and Conditions
3. HUD 424-CBW, Total Budget Summary
4. Grant Deliverables (See HUD 1044 Continuation Sheet)
5. Work Plan/Logic Model (Tasks within work plan are considered deliverables)
6. OMB Circular A-87, A-133 and A-102, which is incorporated at 24 CFR Part 85
7. Notice of Funding Availability (75 FR 37458, Doc No. FR-5396-N-03, Doc No. 2010-15717)

Period of Performance is from February 15, 2011 to February 15, 2014 (36 months)

17. Recipient is required to sign and return three (3) copies of this document to the HUD Administering Office. <input checked="" type="checkbox"/>		18. Recipient is not required to sign this document. <input type="checkbox"/>	
19. Recipient (By Name): Betty Voights Signature & Title  Executive Director, CAPEOG		20. HUD (By Name): Zuleika Morales-Romero Signature & Title  Director, Grants and Budget Division	
Date:		Date: 2/14/11	

Previous editions are obsolete

form HUD 1044 (8/90)
ref. Handbook 2210.17



Capital Area Council of Governments

6800 Burleson Road, Building 310, Suite 165 Austin, Texas 78744-2306
(p) 512.916.6000 (f) 512.916.6001
www.capcog.org

BASTROP BLANCO BURNET CALDWELL FAYETTE HAYS LEE LLANO TRAVIS WILLIAMSON

October 26, 2016

Ms. Christine Whitney
Program Manager
City of Austin, Brownfields Program
Austin, TX 78757

Dear Ms. Whitney:

I am happy to offer my support of the City of Austin's application for EPA Brownfields Assessment funding. As development pressures heighten in Austin, the issue of how the city manages its brownfield sites is becoming increasingly important. Moreover, the City of Austin's leveraging of modeling tools developed through CAPCOG's 2010 HUD Sustainable Communities Regional Planning Grant to analyze different redevelopment scenarios is a novel and innovative approach. The City of Austin's Brownfields program practices the kind of thoughtful redevelopment approach that Austin needs.

In addition to noting its support for the analytical approach employed by the City of Austin for this project, CAPCOG would like to contribute its available meeting space in support of the project with the intent of hosting informational sessions on brownfield redevelopment programs in the area. CAPCOG values this contribution to the project at \$250 for each use. CAPCOG is also willing to meet with the City and provide an instruction to the Envision Tomorrow Scenario Modeling tool to staff as needed.

Please feel free to contact me for any further explanation of CAPCOG's support for this effort.

Sincerely,

Chris Schreck
Director of Planning and Economic Development

cc: Mary J. Fear

Enclosures:

Ms. Christine Whitney
City of Austin Brownfields Revitalization Office
Austin Resource Recovery
PO Box 1088
Austin TX 78767

November 1, 2016

Subject: Letter of Commitment and Support
Technical Assistance to Brownfields (TAB) Program at Kansas State
University (KSU)
City of Austin's Brownfields Assessment Grants Application

Dear Ms. Whitney:

It is my pleasure to provide this letter documenting our partnership with the City of Austin, and our strong support of your 2017 assessment grant application to the U.S. EPA. The TAB Program at KSU will continue to provide technical and programmatic assistance as a partner for both your Revolving Loan Fund team and your assessment grants implementation.

For the past two years, TAB at KSU provided assistance: in co-hosting a brownfields workshop with the City and the Texas Commission on Environmental Quality (TCEQ), reviews of Assessment and RLF proposals, the Request for Qualifications for procuring an Assessment Grant consulting firm, resources posted to our website, and a number of other specific technical questions. TAB also assisted with the spring 2016 Soil Kitchen workshop, and we will continue to offer our expert technical advice to the program, as needed.

To date, we have expended approximately \$15,000 of leveraged effort toward the City's brownfields efforts and if this grant proposal is awarded, TAB will expend at least another \$15,000 (total) during the three grant period.

We look forward to continuing to work with the City of Austin and especially look forward to assisting with implementing your Brownfields program. We work with over 100 local governments and tribes each year and the level and quality of work you do is among the best. Your assessment grants will most certainly be very successful if EPA funds this proposal!

Sincerely,



Blase A. Leven
TAB Program Coordinator

Attachment C: Letters of Commitment, Community Organizations

1. Sierra Club
2. Habitat for Humanity
3. Sustainable Food Center
4. Austin Parks Foundation
5. Austin La Raza Roundtable
6. Austin Neighborhood Council EAST
7. Springdale Airport Neighborhood Association
8. PeopleFund Community Development Financial Institution
9. Goodwill Industries



November 4, 2016

Ms. Christine Whitney
City of Austin Brownfields Redevelopment Office
Austin Resource Recovery
PO Box 1088
Austin TX 78767

Subject: Letter of Support for the City of Austin's Application for a 2017 EPA Brownfields
Community-wide Assessment Grant for Hazardous and Petroleum Substances

Dear Ms. Whitney:

We are writing to offer our full support for the City of Austin's Application for a 2017 EPA Brownfields Community-wide Assessment Grant for Hazardous and Petroleum Substances. The Sierra Club was founded by legendary conservationist John Muir in 1892 and is the nation's largest grassroots environmental organization. Two million people support us nationwide. We have made history by leading the charge away from dirty fossil fuels that cause climate disruption and toward a clean energy economy. Our Austin Sierra Club Group has very active campaigns to get more Austinites outside, to increase clean energy solutions, and to bring more working class communities of color into important environmental discussions and planning processes and to reversing environmental injustice.

Austin Sierra Club and the City's Brownfield Office share the goal of improving the lives of East Austin resident's by reducing their daily exposure to environmental contamination. Our organization understands all too well the health problems that are directly attributable to toxic living conditions. This past summer our club partnered with neighborhood activists and the Brownfields Office and, the Brownfields Office assessed and cleaned up a contaminated, blighted area of East Austin known as Red Bluff. The cleanup of Red Bluff was a major victory for local, grass roots activism and will encourage more participation in these issues because the community finally saw action on their concerns. It is because we share the same goal of environmental justice with the Brownfields Revitalization Office that we support the program's application for \$300,000 in assessment grant funding.

The Sierra Club can offer strong support with our grassroots organization of volunteers. We can provide the City with access to our strong community organizing networks that will work to cultivate an informed and engaged community. Our website, social media, and grassroots networks can be used to form ad-hoc teams of community members interested in reuse scenarios and the

prioritization of East Austin's numerous brownfields sites. We can provide meeting space for community meetings, assist in facilitation of meetings with stakeholders and key partners in our community, announce and post community meetings on our website and other media sources. We also have offices which are located in the heart of East Austin which we can make available for Brownfields-related meeting.

These in-kind services represent thousands of dollars in contributions. If you have any questions, please feel free to contact us, and good luck with your application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Damien Brockmann', with a long horizontal flourish extending to the right.

Damien Brockmann
Chair, Austin Sierra Club
damienbrockmann@gmail.com



Affiliate of
Distinction
2015-2017

Attachment C2

November 7, 2016

Christine Whitney, Program Manager
City of Austin Brownfields Redevelopment Office Austin Resource Recovery
PO Box 1088
Austin TX 78767

**Subject: Support for the City of Austin's Application—2017 EPA
Brownfields Environmental Assessment Grant**

Dear Ms. Whitney:

Austin Habitat for Humanity (Habitat) is a nonprofit, Christian housing ministry who believes that every person on the globe deserves decent, safe and affordable housing. We work this mission in 1,400 communities in the United States and more than 70 countries around the world. Habitat has been working to lift families out of poverty for decades in the City of Austin.

While Habitat is well known for its volunteer and resident-lead new home building program, we also rehabilitate homes. The City of Austin's Brownfields Redevelopment Office (ABRO) has worked with Habitat on both of these types of projects. The ABRO helped us assess a site very close to downtown, in East Austin. The office helped us to investigate potential contamination at the site, in an area littered with brownfields. Not only did they provide free site assessments, the technical assistance was excellent. The office also assessed a large piece of vacant land that will soon be home to about 73 families of need. Because of their help, our projects are more affordable; and we are able to direct more resources to our core missions.

Our non-profit is a leader in Austin providing families with a stable, safe and satisfying homes. We are aware of projects from their most preliminary stages, before they hit most radar screens. When we see a property that may need an assessment or clean up, we will be sure to plug the City in so they can be assessed before costly mistakes are made. We will use our large network of non-profit partners to promote the funds the City has for both free assessments, and low-interest, flexible loans. We wish you luck in obtaining these Environmental Protection Agency grant funds for environmental site assessments. Non-profits like Habitat rely upon this funding to make our projects more affordable and therefore to help more families. Please let us know if we can answer any questions or be of service.

Sincerely,

Greg Anderson
Director of Operations

Board Members:

Ken Corby, Chair

Eric T. Smith, Vice Chair

Everett Plante, Immed. Past Chair

Sherine Thomas, Secretary

Mark Masten, Treasurer

Curtis Page, Development

Gaylon Boyd

Dilum Chandrasoma

Quan Cosby

Chip Dart

John Doucet

Chris Engen

Hugh Forrest

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Mark Hutcheson

Heather Ladage

Estrella Posey

Valerie Salinas-Davis

Anand Srinivasan

Joe Tracy

Phyllis Snodgrass
Chief Executive Officer

500 W Ben White Blvd
Austin, Texas 78704

austinhabitat.org



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Amon Burton
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Carrie Dyer
Margaret Garcia
Tracey Haas
Kristi Katz
Cory Leahy
Erika Levack
Mellie Price
Cassandra Quinn
Steve Semelsberger
Colin Wallis

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Growing Power, Inc.
Lucia Athens
Austin Chief Sustainability Officer
Wendell Berry
Author
John-Michael Cortez
Mayor Adler's Chief of Staff
Honorable Lloyd Doggett
U.S. Congress
Jim Hightower
Author/Commentator
Richard Linklater
Filmmaker
Mike Martinez
Former Austin City Council
Will Meredith
Meredith Family Investments
Tom Philpott
Writer for Mother Jones
Michael Pollan
Author/Professor
Robin Rather
Collective Strength
Anne Robertson
Healthy Child, Healthy World
Dr. Eduardo Sanchez, M.D.
American Heart Association
Eric Schlosser
Author
Eugene Sepulveda
Entrepreneurs Foundation
Jennifer Vickers
Community Investment Corp.
Alice Waters
Chez Panisse

November 1, 2016

Ms. Christine Whitney
City of Austin Brownfields Redevelopment Office
Austin Resource Recovery PO Box 1088
Austin TX 78767

Re: Leveraging and Support for the City of Austin's Application for an EPA Brownfields Assessment Grant

Dear Ms. Whitney:

Sustainable Food Center (SFC) gives our enthusiastic support for the City of Austin's application for an environmental assessment grants to remediate and revitalize East Austin brownfield properties in a fashion that supports the quality of life for working class residents. With community partners, the City of Austin plans to create brownfields redevelopment opportunities in East Austin for community-serving assets like community gardens, open green spaces, and affordable housing.

For 40 + years, SFC has cultivated a healthy community by strengthening the local food system and improving access to nutritious, affordable food. Because of our relationships with area farmers, our interactive cooking and organic gardening classes, and our support for school, community, and home gardeners, children and adults alike have increased access to locally grown food. We are helping Austinites improve their long-term health while promoting practices that protect our environment.

We have worked closely with the Austin Brownfields Office in the past, helping to organize soil testing at community, school and home. Last year, arsenic contamination was discovered at a SFC-sponsored community garden located across from a daycare; the City has been carrying out remediation.

This grant will provide necessary funds to assist with assessment and ultimate cleanup of potential gardens at affordable housing sites such as the Guadalupe Neighborhood Development Corporation's Net Zero homes, and others. We are excited for the opportunity to collaborate with housing residents and partner nonprofits to develop community gardens; offer free seeds, plants, and compost; and teach cooking and gardening classes. SFC's six-week The Happy Kitchen/La Cocina Alegre® cooking class has a value of \$2,685, and our two-week Grow Local Intro to Food Gardening/Cultivo de Comida class has a value of \$1,095. Our four-hour Community Garden Leadership Training has a value of \$595. Together, these services would provide residents with the space, knowledge, and resources to grow and prepare their own fresh food.



A grant from the Environmental Protection Agency for environmental assessment funds will help the Austin Brownfields Office and SFC reach our mutual goal of increasing food security and improving health and wellness by access to fresh, affordable food. Please let us know as soon as you hear if your grant is funded. We have many years of exciting projects ahead.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronda Rutledge", followed by a long horizontal flourish.

Ronda Rutledge
Executive Director



November 6, 2016

Ms. Christine Whitney
Program Manager
PO Box 1088
Austin, TX 78767

Dear Christine,

Subject: Letter of Support for the City of Austin's 2017 Application for an EPA Community-Wide Assessment Grant

The Austin Parks Foundation (APF) supports Austin Resource Recovery's EPA grant application. The mission of APF, a non-profit organization, is to connect people to resources and partnerships to develop and improve parks, trails, and open space in Austin and Travis County. Since the last grant award, the Brownfields Office assessed 9 city parks and 7 community gardens. As Austin's population continues to skyrocket, technical expertise and grant funds like these are crucial to park development.

Through our work in the community, we seek to fill the gap between what needs to be done and what our parks department can afford to do. Since 1992, we have initiated, promoted, and facilitated physical improvements, new programming, and greater community involvement for Austin's almost 30,000 acres of parkland.

APF plans to work collaboratively with Austin Resource Recovery on park projects throughout East Austin, including important development work being done at Onion Creek Park and others. We will provide outreach for any work being done for these and other park projects, as well as provide resources to community groups interested in adopting park spaces, including expertise and training, volunteer recruitment and tracking, tools, supplies, fiscal sponsorship, and park improvement grants.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read "Colin Wallis". The signature is stylized with loops and is positioned above the printed name.

Colin Wallis
Executive Director



Austin Raza Round Table
November 5, 2016

Ms. Christine Whitney
City of Austin Brownfields Revitalization Office
Austin Resource Recovery
PO Box 1088
Austin TX 78767

Subject: Letter of Support for the City of Austin's Application for an EPA Brownfields Assessment Grant

Dear Ms. Whitney:

Raza Roundtable of Austin is a coalition of individuals and organizations in Austin that work together on issues of concern to local Mexican American and other Latino neighborhoods. We meet weekly to advance issues of concern to our members. In total the roundtable members promote civic engagement and represent the concerns of thousands of East Austin residents. Our solidarity allows us to leverage these voices and affect local policy for the benefit of residents of East Austin.

We understand that with EPA's Brownfields Assessment Grants the City of Austin's Brownfields Revitalization Office (ABRO) will be able to assess contaminated properties in east Austin with the goal of ultimately cleaning up that contamination and helping to protect the health of our neighbors. We strongly support this effort. Raza Roundtable works with grassroots' environmental justice organizations in East Austin who have helped remove and clean up major damages to our local environment in concert with ABRO. We understand that these grassroots' organizations intend to continue to work with ABRO to remediate contamination in East Austin. Sites such as dumps, power plants, foundries and tank farms have polluted our neighborhoods and continue to impact our lives. These grant funds will provide money for assessments that ultimately lead to needed cleanup activities at brownfield sites such as those, and will benefit the residents' quality of life through community based equitable development.

The members of Raza Roundtable want to see such efforts continue to clean up the many environmental hazards that still exist in our neighborhoods. **The Raza Roundtable is offering to form an advisory committee to discuss East Austin contamination sites and potential projects that will both clean up the sites and provide equitable, beneficial projects such as affordable housing options, living wage jobs, community gardens and open space.** With our extensive network of environmental activists, we are able to ensure our community is

engaged in the redevelopment process. We know some important solutions to the gentrification, displacement and lack of affordability are more affordable housing units, well-paying jobs and community serving small business. We want to retain more of the money spent in the neighborhood in East Austin.

Please contact me via email: janehrivera@austin.rr.com with any questions. We look forward to working with ABRO and continuing our work advancing East Austin's needs starting at the grassroots level and we will help ensure the projects that use Environmental Protection Agency funding provide the most benefit to those in need.

Sincerely,



Dr. Jane Rivera

Raza Round Table of Austin:

Susana Almanza
Larry Amaro
Dan Arellano
Edward Arevalo
Daniel Baladez
Miguel Barbosa-Martinez
Skylar T. Bonilla
Ernesto Calderon
Ruby Calderon
Fred Cantu
Mario Cantu
Remi Carbajal
Diana Castaneda-Herrera
Marylou Castillo
Ricardo A. Chavira
Viola Cobos
Dave Cortez
Leonard Davila
Gloria Espitia
Caly Fernandez
Mike Florez
Gabriela Fullin
Arturo Garcia
Manuel Ray Garcia
Rosendo Gomez, Jr.
Alberto C. Gonzalez

Rosa Maria Gonzalez
Monica Guzman
Lydia Hernandez
Tom Herrera
Harish Kotecha
Daniel Llanes
Griselda Lopez
Liz Lopez
Dr. Patricia Lopez
Jayme Mathias
Valerie Menard
Chris Milk
Gloria Moreno
Amaru Necuametil
Ernesto Nieto
Geneva Olivia
Robert R. Ojeda
Juan Oyervides
Alicia Perez-Hodge
Teresa Perez-Wisely
Anita Quintanilla
Jill Ramirez
Antonio Ramos
Charles Rand
Rene Renteria
Isabel Rios

Gilbert Rivera
Dr. Jane Rivera
Pete Rivera
Vera Rivera
Richard Roberts
Justin Rodriguez
Santo J. (Buddy) Ruiz
Celeste Ruiz
Dionisio Salazar
Eli Santiago
Alfredo Santos
Marcelo Tafoya
Teofilo Tijerina
Rachel Torres
Juan Antonio Tovar, Jr.
Jose Uriegas
Cynthia Valadez
Cynthia Valadez-Mata Jr.
Dr. Angela Valenzuela
Peggy Vasquez
Alicia E. Villarreal
Roberto M. Villarreal
Carl Webb
Manuel Zamarripa
Jessica Zamarripa
Dr. Emilio Zamora

AUSTIN NEIGHBORHOODS COUNCIL EAST
“STENGTH THROUGH UNITY”

November 1, 2016

Ms. Christine Whitney
City of Austin Brownfields Redevelopment Office
Austin Resource Recovery
PO Box 1088
Austin TX 78767

Subject: Letter of Support for the City of Austin’s Application for an EPA
Brownfields Assessment Grants

Ms. Whitney,

I am writing to let you know that the ANC EAST Council of Neighborhoods is in support of your application to the Environmental Protection Agency for environmental assessment grant funding. Our council is a coalition of east Austin environmental and community activist. We will participate with the City in any way we can to help educate and facilitate the participation of our Neighborhood Association members in the identification, assessment and clean-up of Brownfields sites in our area of Austin. The Council appreciates the work that was done with the last assessment grant but know that the area is littered with brownfields that need to be assessed and cleaned up in order to protect the health and safety of our neighbors.

Please feel free to contact us with any questions or comments or how we can further ensure that Austin is able to capture these funds.

Thank you,

Daniel Llanes
Daniel Llanes, facilitator
ANC EAST
512-431-9665



SANA

Springdale-Airport Neighborhood Association



Attachment C7

November 4, 2016

City of Austin Brownfields Redevelopment Office
Austin Resource Recovery
PO Box 1088
Austin TX 78767

Subject: Letter of Support for the City of Austin's Application for the 2017 EPA Brownfields Environmental Assessment Grant

Dear Ms. Whitney:

The Springdale-Airport Neighborhood Association (SANA) is writing this letter in strong support for the City of Austin's application for an environmental assessment grant for Austin. The SANA is a very active community group involved in issues of great community concern including gentrification, affordable housing, traffic, derelict and dangerous properties and the safety of our children. We share the City of Austin's Austin Brownfields Revitalization Office (ABRO) goal of reusing brownfield properties in our community as community gardens, parks, affordable housing, or other reuses that would benefit our community.

This past summer SANA partnered with the Brownfields office to assess and clean up an environmentally sensitive area of the neighborhood that had been used as an illegal dump for generations. Our community was outraged over this decades-long contamination blighting a sensitive, beautiful and otherwise pristine vacant parcel of land. SANA and other environmental activities picketed the City. The Brownfields Office moved with lightning speed to assess and clean up the area that was piled with trash, asbestos containing material, mountains of tires, hazardous fluids and barrels containing who knows what. We are all working to repurpose the land into a nature preserve, and we are fortunate to be selected by the National Parks Service to receive expert technical assistance and advice in this process.

We have also been involved with the work that the office is doing on the former tank farm. The tank farm was about 90 acres and had five oil companies operating on properties right in the middle of our neighborhood. Our children walk to school daily by it. About half the former tank farm is about to be redeveloped for housing and commercial spaces by a development group called thinkEAST. With this last grant, ABRO has conducted Phase I and II Environmental Site Assessments for two separate nonprofits that the community

strongly supports. One redevelopment will build affordable housing and the other is an inclusive arts organization which plans to build affordable studio space for artists as well as office space for non-profits and artists.

East Austin is littered with hundreds of brownfields. We have worked with ABRO on the thinkEAST project and the Red Bluff cleanup. Just a few examples of the work that we need done in our community to help reverse some of the damage done by environmental injustice that the neighborhood has suffered.

We work closely with this office as projects come to our attention. Now that the City has clean up funds we are hoping to be part of the cycle from assessments all the way to redevelopment which will improve and enrich the community without contributing to gentrification. A new Environmental Protection Agency assessment grant will help with this cycle of assessment through cleanup.

Our neighborhood's role in ABRO's grant funded project is to assist with identifying brownfields sites in our neighborhood, discuss community goals for potential redevelopment projects, advertise the neighborhood meeting through our mailing list and very active SANA Facebook site, and assist with outreach for projects in our neighborhood. ABRO comes to our monthly meetings and is committed to helping our neighborhood. We can help them with outreach assistance to the neighborhood. Each month our volunteers go door-to-door getting the word out about our meetings and community concerns. Some of these neighbors speak only Spanish; some of them want to be involved but don't have internet access. We can also offer our meeting space which is in the heart of East Austin. Our office/meeting space is well located for neighbors and is a familiar, comfortable space. We will help ABRO with their community outreach for the grant projects in both English and Spanish. We estimate that the volunteer time to be worth about \$1,300 a year, and our meeting space to be worth \$100 a meeting for a total yearly amount of about \$1,700.

We wish you the best of luck in your application and we hope it is awarded so that you can keep helping our East Austin environmental community.

Sincerely yours,



Pete Rivera, Sr.
President
Springdale-Airport Neighborhood Association
512-363-3649



November 10, 2016

Ms. Christine Whitney
Brownfields Program Manager
Austin Resource Recovery - City of Austin
PO Box 1088
Austin TX 78767-1088

Subject: PeopleFund's Leverage Commitment for the City of Austin's Application for an EPA Assessment Grant

Dear Ms. Whitney:

PeopleFund is a Community Development Financial Institution founded in East Austin over 20 years ago with a goal of helping low-income neighborhoods access the capital market. During that time we helped create thousands of jobs and empowered an even greater number of Texans on a path to financial stability and independence. Our 501(c)(3) programs provide underserved small businesses and nonprofits with loans for equipment purchases, permanent working capital term loans, revolving lines of credit, and real estate. We also offer business assistance and education including educational workshops and one-to-one mentorships through a network of professional volunteers and partner organizations.

PeopleFund is pleased to support Austin's Environment Assessment Program and your mission to create affordable housing, community gardens and small businesses to improve the lives of East Austin residents. Our experienced financial professionals have underwritten thousands of small business loans and we will underwrite the RLF loan applications to the City's specifications at no cost to your program. We estimate the value of this underwriting serviced to be \$750 per loan. Our experts will also refer small businesses who want to expand or develop new properties for free assessments or technical assistance.

PeopleFund is pleased to partner with the City on this important revitalization effort and look forward to working together to help clean up East Austin properties.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Lindner".

Gary Lindner, President & CEO



Attachment C9

November 1, 2016

Ms. Christine Whitney
Brownfields Program Manager
Austin Resource Recovery
City of Austin
PO Box 1088
Austin, TX 78767-1088

Subject: Support for the City of Austin's Application for an EPA Brownfields Assessment Grant

Dear Ms. Whitney:

I write on behalf of Goodwill Central Texas (GCT) to convey our strong support for the City of Austin's application for an EPA Revolving Loan Fund Grant. The City Brownfields Program seeks to transform East Austin through assessment, cleanup and redevelopment of blighted properties. This grant funded project will improve the livability of the community and provide opportunities for economic growth in East Austin.

Goodwill Central Texas is a nonprofit organization that has been in operation since 1958. GCT programs are designed to build independence, support healthy families and create strong communities. We currently have eight job help centers across our 15 county service area. Several of our Job Help Centers are located in East Austin, including the Rosewood Job Help Center in 78702, Palm Square Job Help Center in 78701, and the Goodwill Resource Center in 78744. Services offered through the job help centers include career readiness training, financial literacy, digital literacy, certification training in high demand occupations, job placement and retention, and case management. Through our Goodwill Career and Technical Academy initiative in partnership with Austin Community College, GCT clients have earned industry credentials and increased employment skills through several of our certification training programs such as HVAC, Apartment Maintenance, OSHA 10, Commercial Driver's License endorsements, Forklift and basic construction.

In 2015, Goodwill Central Texas has provided intensive job training and placement services to approximately 5,239 unique individuals. Of those served, approximately 620 were East Austin residents living in 78702, 78721, 78722, 78741, and 78742 zip codes.

Goodwill and the City are discussing partnering for an application for the EPA Job Training grant in order to provide additional employment opportunities specific to brownfields assessment, green remediation, and waste diversion through materials recycling, upcycling and re-fabrication. We have experience with developing other training programs from our former Department of Labor grant funded program, and are confident we would be able to develop and provide additional training with a new Brownfields Job Training Grant Program. We are looking into partnering with the City of Austin for that grant opportunity.

Our role in this grant funded project would be to continue with services and training we currently provide, and to help place local workers in jobs created during the assessment, cleanup and redevelopment of blighted brownfields sites in East Austin.

The City of Austin's Brownfields Program has worked extensively in East Austin and seeks to work with communities to prioritize and pursue redevelopments that benefit current residents and enhance residents' quality of life. We hope your application for this Assessment Grant Funding obtains EPA grant funding.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gerald Davis'.

Gerald L. Davis
President and CEO
Goodwill Central Texas

Attachment D: Documentation of all applicable threshold criteria

(Not applicable)

The City of Austin, Texas is an eligible entity

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Austin

* b. Employer/Taxpayer Identification Number (EIN/TIN):

74-60000085

* c. Organizational DUNS:

1483950280000

d. Address:

* Street1:

301 W 2nd Street

Street2:

* City:

Austin

County/Parish:

* State:

TX: Texas

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

78701-3906

e. Organizational Unit:

Department Name:

Austin Resource Recovery

Division Name:

Diversion Facilities

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Christine

Middle Name:

Margaret

* Last Name:

Whitney

Suffix:

Title:

Program Manager

Organizational Affiliation:

* Telephone Number:

512-974-6085

Fax Number:

* Email:

Christine.Whitney@AustsinTexas.Gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY2017 City of Austin EPA Brownfields Community-Wide Hazardous Substances and Petroleum Assessment Grant Application

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant 10, 17

* b. Program/Project 25, 35

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2017

* b. End Date: 09/30/2020

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Sam

Middle Name:

* Last Name: Angoori

Suffix:

* Title: Interim Director

* Telephone Number: 512-974-1926 Fax Number:

* Email: Sam.Angoori@AustinTexas.Gov

* Signature of Authorized Representative: Mary J Fear * Date Signed: 12/22/2016